

**PROVIDENCE REDEVELOPMENT AGENCY
PROVIDENCE, RHODE ISLAND**

PUBLIC HEARING

**BEFORE: COMMITTEE ON URBAN RENEWAL,
REDEVELOPMENT & PLANNING OF
THE CITY OF PROVIDENCE CITY
COUNCIL**

**AT: FOX POINT ELEMENTARY SCHOOL
PROVIDENCE, RHODE ISLAND**

DATE: AUGUST 31, 1966

**EAST SIDE
RENEWAL PROJECT**

PROJECT NO. R.I. R-4

**CALLAGHAN AND WALSH
SHORTHAND REPORTERS
934 HOSPITAL TRUST BUILDING
PROVIDENCE, R. I. 02903**

COUNCILMAN LOUGHRAN: Good evening, Ladies and Gentlemen: It is a warm night and we would like to get along with the business and there are two questions here tonight to be answered by the public or we are to feel the public out as to their positions and how they feel about actions which will be taken by the City Council and I am the Chairman of the Committee on Urban Renewal Development and Planning. My name is Ed Loughran and I come from the Third Ward which is just up Hope Street a bit.

The first question here this evening, which has been advertised four times at the request of the law, has to do with an amendment to the 1956 act of the State of Rhode Island in regards to redevelopment in the City of Providence. There were certain areas designated as blighted areas and these areas are the areas that the Redevelopment Agency has been working with over the years. There are some six amendments to the area so-called East Side Renewal.

At this time I will call upon the Clerk of the City Council, the City Clerk of the City of Providence, Vincent Vespia, to read the call for this public hearing.

Can everyone hear?

COUNCILMAN LOUGHRAN: Will the custodian of the building please turn up the amplifier?

MR. VESPIA: City of Providence, State of Rhode Island, Department of City Clerk, Notice of Public

Hearing. Pursuant to the requirements of Section 4 of Chapter 32, Title 45 of the General Laws of Rhode Island, 1956, as amended, entitled the Redevelopment Act of 1956, as amended, the Committee on Urban Redevelopment Renewal and Planning of the City Council of the City of Providence will conduct a public hearing at the Fox Point Elementary School, 431 Wickenden Street, Providence, Rhode Island, on Wednesday, August 31, 1966, at 7:30 o'clock, p.m., Eastern Daylight Saving Time.

This hearing will be concerned with the designation of certain areas within the City of Providence as as redevelopment areas.

All persons or agencies interested in the above-listed areas will have an opportunity to be heard and/or to submit communications in writing. Information pertaining to said areas may be obtained prior to said hearing at the Providence Redevelopment Agency, 410 Howard Building, 10 Dorrance Street, Providence, Rhode Island.

By order of the Committee on Urban Redevelopment, Renewal and Planning, Edward J. Loughran, Chairman.

COUNCILMAN LOUGHRAN: At this time we will have a presentation from the Redevelopment Agency as to their amendments in regards to this plan.

ROBERT C. SMITH: Mr. Chairman and members of the Committee, Ladies and Gentlemen, my name is Robert

C. Smith and I am the Executive Director of the Providence Redevelopment Agency.

The project under consideration today has roots in the very beginning of the Providence Urban Renewal Program, going back to the late 1940's and the early 1950's.

The very first project contemplated by the Redevelopment Agency was in the South Main Street area, and other projects were later planned for Randall Square, Constitution Hill, Prospect Terrace and the Tockwotton section.

More recently, portions of the project area were included in the College Hill study, conducted by the Providence City Plan Commission. This study recommended various renewal activities within the College Hill Area.

All these various sections have been combined in an area of 343 acres to make up the East Side Renewal Project.

COUNCILMAN LOUGHRAN: In regards to the statement read by the City Clerk, the Redevelopment Agency at this moment, through its Director, is a step ahead of us. They are on the Renewal Plan. You know, there were two advertisements. One is on the amended document to make the renewal possible. There were some six amendments presented to the Committee in regard to this and I understand there is one on Branch Avenue. The line of demarcation at one time was the westerly side of Branch Avenue. It

is now being taken over to the northwesterly side. It gives us a full street involved here. There is an area over here, I believe it is George. They are taking in a full street. There are six amendments in regard to this area which are straightening out lines and taking in consideration various areas and, of course, the Redevelopment Agency proposes this and you are in favor of it?

MR. SMITH: That's right.

COUNCILMAN LOUGHRAN: And if anybody else has anything to say in regards to the extending of the area that has to be on the books and it is an amendment to the City Plan, the first document.

MR. SMITH: The area referred to by Councilman Loughran, some six sections, is part of the East Side Renewal Project. The agency in its study has concluded this area should be designated by the City Council as one of the Redevelopment areas within which this agency is empowered to work under the state law.

COUNCILMAN LOUGHRAN: Are there any further proponents or any opponents to the amendment?

VOICE FROM THE AUDIENCE: Branch Avenue, 18 months, this was supposed to go through and it is now five years.

COUNCILMAN LOUGHRAN: You are out of order.

VOICE FROM THE AUDIENCE: I am not out of order.

COUNCILMAN LOUGHRAN: Don't rile the meeting up.

VOICE FROM THE AUDIENCE: Let's talk about Fox Point. We don't care about Branch Avenue. We are tired of hearing about Branch Avenue. Let's talk about Fox Point. That's all we are interested in.

COUNCILMAN LOUGHRAN: If I had the feelings that the gentleman who just spoke has I probably would be saying the same thing, but here seated tonight there are people interested in Randall Square and people not interested in Randall Square. We are going to ask your indulgence on the business at hand that was advertised for.

VOICE FROM THE AUDIENCE: 18 months, five years later, we are talking about Randall Square.

COUNCILMAN LOUGHRAN: I am very sorry, but the Chair is going to be firm tonight, and I will make this statement that I will not stand for anybody being out of order at all. Everyone will be heard and I came here to stay all night to let everyone have his say, but you will say it in turn and say it democratically and politely. We are a Committee of the City Council that has to adjudicate the business at hand in the Council. The members of the Redevelopment Agency are here present to make

general statements in regard to the overall plan. We of the Council then have to make a decision as to whether we go through with the plan, amend the plan, or pass it as is. These meetings have to be held. There are people here, as I said before, from Randall Square, Benefit, North Main, from the South Main area and the fourth area which is the local area, Fox Point. This Committee took it upon itself not to hold this meeting at 7:00 a.m. in the morning on, say, August 15th, the holiday. We took this into consideration in calling this meeting for a nighttime meeting. This, perhaps, is the first time a City Council Committee meeting was ever held outside of the halls of the City Hall. I wish you would bear that in mind. We have your consideration at heart in even considering a nighttime meeting in this area which we know has more controversy in it than the other three areas involved, but to go along with the first order of business this evening, there are two documents involved. We have to receive a consensus of opinion or no opinion from the general public in regards to the both of them. Before you can renew an area, there has been an amendment made that the area involved be increased to a degree, various corners. This is an official document and has to be passed first by the City Council, then we will go into the renewal area which we are all here for.

VOICE FROM THE AUDIENCE: Point of information, my question is whether one wishes to object to the

failure to include in the India Point along the waterfront. Is this the time to do it or should it be done under the second one?

COUNCILMAN LOUGHRAN: That's right. This is the time to do it. I am asking for the proponents now.

VOICE FROM THE AUDIENCE: I am not objecting to the whole thing.

COUNCILMAN LOUGHRAN: If you have an objection you will be heard. The first order of business is the amendment to the plan of the City Plan Commission of the 1956 Redevelopment Act passed by the State Legislature, designating certain areas for renewal. It has been recommended that six more parcels be included in this area. Are there any proponents of it, anybody in favor of the amended plan? Would you state your name, please?

MR. DIAS: I am Mr. Dias from Fox Point. I would like you to read out the original form to the amendment before you go into the amendment, state the amendment, the proposal before the amendment.

COUNCILMAN LOUGHRAN: You asked a question, Mr. Dias. Are you prepared to be here any length of time?

MR. DIAS: I will be here all night and all next week. I have been here for five years.

COUNCILMAN LOUGHRAN: Read out the original form.

MR. VESPIA: This is an ordinance designating certain land in the City of Providence as a redevelopment area in accordance with the provisions of Title 45, Chapter 32, Section 4 of the General Laws of Rhode Island, 1956, as amended, known as the "Redevelopment Act of 1956."

Approved.

BE IT ORDAINED BY THE CITY OF PROVIDENCE:

Sec. 1. That the City Council of the City of Providence hereby designates, in accordance with the provisions of Title 45, Chapter 32, Section 4 of the General Laws of Rhode Island, 1956, as amended, known as the "Redevelopment Act of 1956," the following areas in the City of Providence, State of Rhode Island, as redevelopment areas:

AREA A

Beginning at a point, said point being the intersection of the extension of the northeasterly side of Branch Avenue with the extension of the southerly side of Cypress Street, thence running westerly along said Cypress Street extension to the point at which it intersects with the southwesterly side of Branch Avenue, thence running northwesterly along the southwesterly side of Branch Avenue to the intersection of the southwesterly side of Branch Avenue with the easterly highway line of Route I-95, thence running easterly across Branch Avenue to the intersection of the extension of said easterly Route I-95 highway line with the northeasterly side of Branch Avenue, thence running southeasterly along the

northeasterly side of Branch Avenue to the point of beginning.

AREA B

Beginning at a point, said point being the northeasterly intersection of Canal Street with Smith Street, thence running southerly along the easterly side of Canal Street to the southeasterly intersection of Canal Street with Smith Street, thence running westerly along the southerly side of Smith Street to the intersection of the southerly side of Smith Street with the southwesterly boundary line of the N. Y., N. H. & H. Railroad Property, thence running northwesterly along the southwesterly boundary of the N. Y., N. H. & H. Railroad Property to the intersection of the southwesterly boundary of the N. Y., N. H. & H. Railroad Property with the northerly side of Smith Street, thence running easterly along the northerly side of Smith Street to the point of beginning.

AREA C

Beginning at a point, said point being the northeasterly intersection of Olney Street and Brown Street, thence running southerly along the easterly side of Brown Street to the southeasterly intersection of Brown Street and Halsey Street, thence running westerly along the southerly side of Halsey Street to the southeasterly intersection of Halsey Street and Congdon Street, thence running southerly along the easterly side of Congdon Street to the northeasterly intersection of Congdon Street and Meeting

Street, thence running easterly along the northerly side of Meeting Street to the intersection of the northerly side of Meeting Street with the extended easterly side of DeFoe Place, thence running southerly along said DeFoe Place extension and the easterly side of DeFoe Place to the southeasterly intersection of DeFoe Place with Angell Street, thence running westerly along the southerly side of Angell Street to the southeasterly intersection of Angell Street and Benefit Street, thence running southeasterly along the northeasterly side of Benefit Street to the southeasterly intersection of Benefit Street and Hopkins Street, thence running southwesterly along the southeasterly side of Hopkins Street, across South Main Street, to the northwesterly intersection of Hutchinson Street and South Main Street, thence running again southwesterly along the northwesterly side of Hutchinson Street to the northeasterly intersection of Hutchinson Street with South Water Street, thence running northwesterly along the northeasterly side of South Water Street to the point where South Water Street becomes Canal Street continuing northwesterly along the northeasterly side of Canal Street to the northeasterly intersection of Canal Street with Elizabeth Street, thence running northeasterly along the northwesterly side of Elizabeth Street to the northwesterly intersection of Elizabeth Street with North Main Street, thence running southeasterly along the southwesterly side of North Main Street to the intersection of the southwesterly side of North Main

Street with the extended northerly side of Thomas Street, thence running easterly along the northerly side of Thomas Street to the northwesterly intersection of Thomas Street with Benefit Street, thence running southeasterly across Thomas Street and along the southwesterly side of Benefit Street to the intersection of the southwesterly side of Benefit Street with the extended northerly side of Angell Street, thence running easterly along the northerly side of Angell Street to the northwesterly intersection of Angell Street with Congdon Street, thence running northwesterly along the westerly side of Congdon Street to the northwesterly intersection of Congdon Street with Hidden Street, thence running easterly along the northerly side of Hidden Street to the northwesterly intersection of Hidden Street and Prospect Street, thence running northerly along the westerly side of Prospect Street to the northwesterly intersection of Prospect Street and Olney Street, thence running easterly along the northerly side of Olney Street to the point of beginning.

AREA D

Beginning at a point, said point being the northeasterly intersection of Williams Street with Thayer Street, thence running southerly along the easterly side of Thayer Street to the northeasterly intersection of Thayer Street with John Street, thence running westerly across Thayer Street to the northwesterly intersection of John Street with Thayer Street, thence running

northerly along the westerly side of Thayer Street to the northwesterly intersection of Thayer Street with Williams Street, thence running easterly across Thayer Street to the point of beginning.

AREA E

Beginning at a point, said point being the northeasterly intersection of Preston Street with Governor Street, thence running southwesterly along the southeasterly side of Governor Street to the northeasterly intersection of Governor Street with Power Street, thence running westerly across Governor Street to the northwesterly intersection of Power Street with Governor Street, thence running northeasterly along the northwesterly side of Governor Street to the southwesterly intersection of Governor Street with Young Orchard Street, thence running easterly across Governor Street to the point of beginning.

AREA F

Beginning at a point, said point being the northeasterly intersection of Gano Street with East George Street, thence running southerly across East George Street to the southeasterly intersection of Gano Street and East George Street, thence running westerly along the southerly side of East George Street to the southwesterly intersection of Ives Street and East George Street, thence running northerly across East George Street to the northwesterly intersection of Ives Street with East George Street,

thence running easterly along the northerly side of East George Street to the point of beginning.

AREA G

Beginning at a point, said point being the northeasterly intersection of East Street and George M. Cohan Boulevard, thence running southeasterly to the center line of George M. Cohan Boulevard, thence running southwesterly along the center line of George M. Cohan Boulevard to the intersection of said center line with the southwesterly side of Brook Street, thence running northwesterly across George M. Cohan Boulevard to the northwesterly intersection of George M. Cohan Boulevard with Brook Street, thence running northeasterly along the northerly side of George M. Cohan Boulevard to the point of beginning.

AREA H

Beginning at a point, said point being the intersection of the northerly side of George M. Cohan Boulevard with the center line of Traverse Street, thence running southeasterly along the center line of Traverse Street to the intersection of said center line with the extended center line of the Fox Point Hurricane Barrier, thence running southwesterly along the center line of the Fox Point Hurricane Barrier to the intersection of said center line and the easterly harbor line, thence running northwesterly along the easterly harbor line to the intersection of the easterly harbor line with the northwesterly side of Point Street, thence running

northeasterly along the northwesterly sides of Point Street and Bridge Street to the northeasterly intersection of Bridge Street with George M. Cohan Boulevard, thence running generally southeasterly along the northerly side of George M. Cohan Boulevard to the point of beginning.

Sec. 2. That Areas A, B and C as hereinabove described are in addition to and in extension of that certain area designated Area D-7 by Chapter 103 of the Ordinances of the City of Providence approved July 6, 1948.

Sec. 3. That Areas D, E, F, G and H as hereinabove described are in addition to and in extension of that certain area designated Area D-8 by Chapter 103 of the Ordinances of the City of Providence approved July 6, 1948.

Sec. 4. That this Ordinance shall take effect upon its passage and approval, and all ordinances or parts of ordinances inconsistent herewith are hereby repealed.

MR. DIAS: I want to thank you for enlightening all these people. Since 1948, this is what you are talking about. How many people here knew what you were talking about? Even though you live there, this is your property. You are the people.

COUNCILMAN LOUGHRAN: You direct your questions or answers to the Chair.

MR. DIAS: I am.

COUNCILMAN LOUGHRAN: What you say will be of value to someone else we hope.

MR. DIAS: Thank you.

COUNCILMAN LOUGHRAN: Now, the story is that the Chair here tonight is here to listen to individual opinions and is not here to listen to joint statements by a yelling group. This is the official business of the City Council of the City of Providence.

MR. DIAS: I don't mean to belittle you or anybody about this project, but the fact does remain that these people are here and yet they don't know what is going on and that's why I requested that you read this so that they will know what they are voting for or what they want.

COUNCILMAN LOUGHRAN: Are there any proponents to this amended action, are there any opponents to this amended action?

ROBERT SCHACT: My name is Robert Schact. My address is 50 Sheldon Street, Providence, and I am not sure whether I am really a proponent or an opponent. My position is that the Ordinance fails to include the India Point area along the waterfront in the plan and I think this is a great mistake. This was an opportunity for the city to develop what I think is one of the city's most beautiful natural resources, if developed, namely, the head of Narragansett Bay. This area could

have been developed as a public park and, perhaps, some kind of dock landing area. The greatest single need in the Fox Point area is for more open space, more space for children to play, more space for you to take a little walk and breathe, and the city is missing a great opportunity in not including the India Point area in the project and making something beautiful and useful out of it. Thank you.

COUNCILMAN LOUGHRAN: Your statement is being recorded and the Committee will give it consideration. We are not here to debate issues. We are here to listen and I appreciate listening and I want to tell you, too, there will be many things said that you as individuals may like, but by applauding you are delaying the meeting. We would like to have a little order. Are there any further opponents or is there anybody that might offer an amendment of their own?

GEORGE GOULART: My name is George Goulart. I have been in the Fox Point area for quite a few years. I had a proposal or amendment or whatever you want to call it. I am in favor of the gentleman that just spoke 100 per cent. My opinion is that the most blighted area in the Fox Point area is the one that they deleted from the original plan, the one the man spoke of, and they are taking a section, a whole block of residential houses, to put a Boys' Club and the people that would use it and that would benefit the city and it would look a lot better in

another place besides where they propose it and I would say there's a lot of people here that I believe are in favor of it.

COUNCILMAN LOUGHRAN: Any further opponents to the amendment to the general plan?

V. GEORGE RUSTIGIAN: V. George Rustigian, 392 Benefit Street. On the South Main Street area, has there been any provisions made to have stores for high-grade firms?

COUNCILMAN LOUGHRAN: Might I say at this time, Mr. Rustigian, that your particular statement or question would come under the Renewal Plan itself; that this particular action is relative to the amendment. We are interested in the boundary.

MR. RUSTIGIAN: In other words, to try to ascertain what type of buildings should be built on South Main Street is out of order now?

COUNCILMAN LOUGHRAN: At this time. We will be taking that up under renewal, definitely under renewal. Any further opponents?

ARTHUR DIAS: Mr. Chairman --

COUNCILMAN LOUGHRAN: What is your name and address?

MR. DIAS: 234½ Power Street. I would like to go along with Mr. Goulart and suggest that rather than have

the Boys' Club in the outskirts of Fox Point, let's move it central somewhere.

COUNCILMAN LOUGHRAN: Mr. Dias, once again, the subject matter you are speaking of will come under renewal. Would you bear with us? We are talking about an outside line at the present time. We will take that up under renewal. This lady over here would like to speak.

MRS. HENRY D. SHARPE: I am Mrs. Henry Sharpe. I would like to second, and say we ought to make a beauty spot at India Point and have all that area for the use of playgrounds and parks. It is at the head of the bay and people could see it along 95, the new route going through, and the houses on the hill, miles of view down the bay. We ought to keep that for the future of our children.

COUNCILMAN LOUGHRAN: All right, Mrs. Sharpe.

VOICE FROM THE AUDIENCE: I live at 66 John Street and I have agreement to go along with the gentleman, Mr. Dias up here, to change the Boys' Club to a central zone.

COUNCILMAN LOUGHRAN: This will come under renewal. We will discuss that at that time when we are discussing the Fox Point area. This gentleman over here.

BARRY SCOTTI: My name is Barry Scotti and I live at 179 Hope Street. I would like to know why in your

boundaries you have left out the area occupied by Bryant College. They have done more damage in this area than urban blight or anything else.

COUNCILMAN LOUGHRAN: We are not here to answer questions. I haven't got the answers anyway. We are here to listen to you. We are here to listen to you. You have an objection that the Bryant area should be included in the outside perimeter?

MR. SCOTTI: They have built buildings that are marginal structures at best and they seem to get away with it. They have got them on corners, all kinds of things. They are store buildings in a residential area or what look like store buildings.

COUNCILMAN LOUGHRAN: If you know of any violations in these buildings you should report them to the proper authorities. That is the democratic process.

VOICE FROM THE AUDIENCE: I say we should have a community store there. I agree a neighborhood store is needed where I live for the ones that are going to be taken down.

COUNCILMAN LOUGHRAN: Your subject matter will come up on the Benefit Street renewal. Is there anything further in regard to the perimeter amendment?

MR. CABRAL: My people have lived in Fox Point for 50 years. If they should build this club, are they

going to knock the other houses down?

COUNCILMAN LOUGHRAN: You are out of order at this time. We are discussing an amendment to the general city plan for renewal at this time. Please bear with us. Is there anything further, any further opponents or proponents to the perimeter plan?

RICHARD D. WORRELL: Mr. Chairman, has the original City Plan Proposal for this area included the India Point and Fox Point territory, that is, where the present junk yard is now and where the fish market is, where the Rhode Island Fish Market is, and all the way down to the Crown Chemical? The answer given at one time was that they didn't have enough money to acquire the land and raze the buildings then existing, and then go on to develop the area. I am forced to agree the thing would be terribly expensive to acquire, all that land, and change it over to the kind of use that it should be, but my proposal at this time is to include it in the boundaries of the project, include enough land down there so that the city can acquire an area which would be sufficient to provide a heliport for helicopters in the helicopter service between Boston and Providence, which doesn't mean much. Helicopters probably land in an area half the size of this auditorium. Secondly, to provide a place where passenger boats and private yachts coming up the bay from all parts of the State of Rhode Island could land. Perhaps this might be done at the

present site of the Block Island Ferry. Thirdly, the city could acquire enough land down there to make a parking area and then, perhaps, operate a shuttle bus between this combination parking area - heliport - hydrofoil port to downtown Providence. Maybe for a nickel a passenger, you could have people getting into the center of downtown Providence in about two minutes.

Now, to do this you can take enough land south of the present Fox Point Dam. You don't need to take much land. There are no buildings in this area I am talking about. I am talking about the west end, the Fox Point end of that strip of land. You have no buildings to tear down. The present land acquisition cost would be minimal and then you could, perhaps, go ahead with the plans as I outlined now, even if you don't do that right away. However, the city should at least include this area in its boundaries and then if it wants to spend money, fine. If it doesn't, then it can later on exclude them, but let's not lose the opportunity to turn that beautiful area into something besides what it is now and that is just a wasteland now. Thank you.

COUNCILMAN LOUGHRAN: Any other opponents? If not, the Committee will take into consideration the statements that have been made.

We will now proceed with the next order of business. The Clerk will read the call of the meeting in regards to the East Side Renewal Project.

Are you ready, Mr. Vespia?

MR. VESPIA: Yes, Mr. Chairman.

COUNCILMAN LOUGHRAN: Very well.

You may proceed.

MR. VESPIA: City of Providence,
Rhode Island, Department of City Clerk, Notice of Public Hearing:

"Pursuant to the requirements of Sections 4 and 11 of Chapter 32, Title 45 of the General Laws of Rhode Island, 1956, as amended, entitled the "Redevelopment Act of 1956," as amended, the Committee on Urban Redevelopment Renewal and Planning of the City Council of the City of Providence will conduct a public hearing at the Fox Point Elementary School, 431 Wickenden Street, Providence, Rhode Island, on Wednesday, August 31, 1966, at 7:30 P.M. (E.D.S.T.). This hearing will be concerned with the Redevelopment Plan for the EAST SIDE REDEVELOPMENT PROJECT NO. R. I. R-4 as proposed by the Providence Redevelopment Agency in a report dated July, 1966. The Agency's proposal with respect to the relocation of families within the proposed project area will be open for discussion at the hearing.

"The project area is that tract of land located on the eastern rim of Downtown Providence designated the EAST SIDE RENEWAL PROJECT NO. R. I. R-4 within an area bounded by Interstate 95, Branch Avenue, North Main Street, Olney Street, Brown Street, Halsey Street, Congdon Street, Meeting Street, rear

lot lines of Prospect Street properties, Angell Street, Benefit Street, John Street, Thayer Street, Williams Street, Governor Street, Preston Street, Ives Street, East George Street, Gano Street, Interstate I-95, Traverse Street, the Hurricane Barrier, the Providence River, the Moshassuck River, Smith Street and the New York, New Haven & Hartford Railroad.

"The purpose of this hearing is to consider a proposal for the undertaking of a project under State and local law with financial assistance under Title I of the Housing Act of 1949 (Public Law 171 - 81st Congress) as amended by the Housing Act of 1954, and amendments thereto, to acquire land in the project area, to demolish and remove buildings and improvements; to undertake rehabilitation of acquired structures, to install, construct or reconstruct streets, utilities and other site improvements; and to make the land available for redevelopment by private enterprise or public agencies as authorized by law.

"All persons or agencies interested in the above-listed project area will have an opportunity to be heard and/or to submit communications in writing. Copies of the proposed redevelopment plan and information thereon may be obtained prior to said hearing at the Providence Redevelopment Agency, 410 Howard Building, 10 Dorrance Street, Providence, Rhode Island. By Order of the Committee on Urban Redevelopment, Renewal and Planning, Councilman Edward J. Loughran, Chairman."

COUNCILMAN LOUGHRAN: At this time we will hear from the Director of the Providence Redevelopment Agency who will issue a statement in regards to the renewal plan, the so-called East Side Renewal.

MR. SMITH: In the interest of saving time I will skip what I read to you and will continue on from where I was interrupted earlier.

Planning for this project officially began in March 1961 and the agency began hiring various planning consultants that same month. The Federal Urban Renewal Administration gave its approval to the proposed plan little more than two months ago.

The East Side Renewal Project is locally unique in a number of respects. It is unique because of: (1) the large scale rehabilitation in several sections of the project; (2) the substantial degree of citizen participation which has been developed; (3) the special relocation services already provided in the Randall Square section.

First of all, the predominant feature of the East Side Renewal Plan -- the one affecting most of the project area -- is a rehabilitation program that has, as its primary objective, the upgrading of existing housing and business buildings by the present owners and tenants of these buildings.

This is the first local renewal plan to feature rehabilitation on such a large scale. East Side Renewal does represent a departure from previous projects involving primarily clearance and rebuilding.

This is not to say that there would be no new construction, or sweeping changes, in the East Side project. As a matter of fact, this project -- proposing a very broad range of renewal treatment -- calls for massive site improvement work in Randall Square, involving millions of dollars.

But the Program proposed for most buildings in the area is rehabilitation. A renewal treatment we feel is appropriate because of structural conditions in the area and because of the residents' proved willingness to maintain property well.

An encouraging development has been the creation, within recent National Housing Legislation, of financial assistance programs -- including loans and grants -- that will make rehabilitation somewhat more likely and more effective in Fox Point and other East Side neighborhoods.

Secondly, the fact that this is primarily a rehabilitation project has made it both easier and absolutely necessary for the agency to work with East Side project residents and businessmen to plan this project.

It made it easier because people are

certainly more interested in planning the renewal of their neighborhood when they know they will be there to enjoy the renewal once it is completed.

The necessity of this resident participation hinges mainly on the fact that neighborhood rehabilitation succeeds to the degree that the neighborhood is behind it and supports it. In this kind of project, the various neighbors are the "redevelopers" and the sum of their efforts and investments -- whether in the re-siding of a house or the planting of a rose bush -- will make up a great part of that neighborhood.

"Planning with people" is not the easiest nor the speediest way to develop and execute an Urban Renewal Plan. One hundred per cent participation by everyone in the project is unachievable, for various reasons. However, during the long life of this project, the Redevelopment Agency has attempted to attract the broadest participation in the planning of East Side renewal. The result has undoubtedly been the closest agency-resident partnership yet achieved in a Providence Renewal Project.

We have consulted with numerous individuals and organizations -- public officials, such as the City Plan Commission; and private groups, such as the East Side Project Citizens Committee, itself representing some 30 separate organizations.

The final product of this partnership, we feel, is a plan that represents a successful and practical compromise of the various interests expressed by these groups.

Thirdly, the East Side Renewal Project will benefit from a comprehensive and socially oriented family relocation program that has been operating in Randall Square for more than three years. Administrator David Joyce of the City's Family and Business Relocation Service will say more about the Randall Square Program later in the hearing, but I would like to make these points about it:

It has helped focus the attention of various Health and Welfare Agencies on the problems of some people who urgently needed help, and it started doing so years before any actual relocation of these people was scheduled to begin.

The Randall Square-Type Program, with its emphasis on getting social assistance into the project area long before relocation, has been designated by Federal Renewal Officials as the recommended procedure for every project in the United States. The East Side Project has been a pace-setter in this respect.

It should be emphasized that East Side Renewal was planned with definite objectives in mind. Among the objectives are: the minimization of displacement, the preservation of historic sites and buildings whenever possible, and the

improvement of structural conditions and maintenance throughout the project area by means of rehabilitation.

On the other hand, the agency is well aware of changing conditions within the project area. It is our intention, therefore, to reassess the various aspects of the plan and recommend to the City Council appropriate changes as necessary from time to time. The basic features of the project's execution however, are set by this plan: the major clearance and rehabilitation sections are described, the new community facilities are delineated and the traffic routes are defined. However, details will be altered to reflect major changes in conditions when such changes warrant reconsideration.

We feel that attainment of these objectives will come about with the cooperation of all concerned. And we are confident that this project, when completed, will have transformed and stabilized a substantial section of the East Side.

The agency's presentation of further details of this plan will be made by Stanley Bernstein, Project Director for East Side Renewal. Mr. Bernstein has been the principal staff member guiding this project since its inception and he will be responsible for guiding it through project execution in the years to come.

Following his presentation will be David Joyce, Administrator of the Family and Business Relocation

Service, who will explain the relocation aspects of the project. Mr. Joyce will be responsible for the successful relocation of families and individuals displaced by this project.

MR. LOUGHRAN: Mr. Stanley Bernstein, Project Director.

STANLEY BERNSTEIN: Mr. Chairman, members of the committee, ladies and gentlemen. My name is Stanley Bernstein, and I am Project Director for the East Side Renewal Project for the Providence Redevelopment Agency.

I have spoken with many of you during the years of project planning -- in this auditorium -- in public and private meeting halls within the project area -- in your homes -- and at the agency office.

Most of you are familiar with the proposed East Side Renewal Project redevelopment. Many of you played a major role in developing its objectives and proposals.

To review the plan, the total project area extends more than two miles from Branch Avenue, just south of the North Burial Ground, as far southward as the Fox Point Hurricane Barrier and George M. Cohan Boulevard.

For planning purposes, the area was divided into four sections: (1) Randall Square, (2) Constitution Hill-North Benefit Street, (3) South Main-South Water Street, (4) Fox Point. Major changes are proposed to take place in the

Randall Square section. General clearance is proposed between Industrial Drive and Smith Street, followed by new industrial and commercial construction, as well as the installation of new and highly improved traffic and utility improvements through this area. North of Industrial Drive, partial clearance is proposed.

Part of the new construction proposed in Randall Square is a 100,000 square foot dry goods wholesalers' center, to be sponsored by the North Main Street Businessmen's Association made up of businesses to be displaced from the project area; and a 200,000 square foot meat packers' terminal that will provide relocation facilities for the Canal Street meat packers. Additional land in Randall Square will be made available wherever possible to other businesses in the project area.

The second section is the area around Constitution Hill and the northern end of Benefit Street. The plan contains three basic proposals for this area. One is the provision of land near the junction of North Main and Benefit Streets for purposes of expanding the facilities of the Episcopal Diocese of Rhode Island, next to the Cathedral of St. John. Another is the provision of land for the establishment by the National Park Service of a Roger Williams National Memorial, enlarging an existing park between Canal and North Main Streets opposite the Cathedral of St. John. The third proposal and the

one affecting most of this section, is the large-scale rehabilitation and restoration of structures in this area, with some limited amounts of new housing construction.

Third, the South Main-South Water streets portion of the project. Within these seven and a half acres there are plans for the construction of new private housing; for the construction of four new commercial buildings; and for the rehabilitation of seventeen historic structures.

All of this redevelopment work -- the new construction and the rehabilitation -- would be done under the sponsorship of a private group, the Providence Preservation Development Corporation, in accordance with the Redevelopment Plan.

Finally, the Fox Point section. In this section, where most of the project residents live, the Agency has recorded evidence of a very strong improvement in housing quality over the past ten or fifteen years. It is the Agency's objective in Fox Point to help make this trend of improvement lasting and increasingly effective.

We hope to do this by making available a wide variety of rehabilitation services that will make home improvement easier to pay for, while making it a surer, safer investment by adding the assurance that these improvements will be carried out on a neighborhood-wide basis.

These services will include financing

assistance, featuring new low-interest loan programs and grant programs established by Congress within recent years. These rehabilitation services will be in the fields of building construction and design, home repairs, rehabilitation financing and community organization. Rehabilitation service will also be offered to commercial properties.

The rehabilitation staff and these services will be conveniently accessible to Fox Point residents, with an office right in the area.

Part of expanding "home improvement" to make it "neighborhood improvement" is the provision of community facilities by the city itself or by the various institutional organizations.

The Fox Point renewal plan reserves a site for a new Boys' Club, closer to the neighborhood population center than the existing one on South Main Street.

Other sites are reserved for public play areas in Fox Point, on Arnold Street and Preston Street, and for an enlargement of the existing Fox Point recreation center on Wickenden Street.

Still another site has been reserved next to Our Lady of the Rosary Church, where the Catholic Diocese proposes construction of a new elementary school and parking for the church's parishioners.

At the request of the East Side Project Citizens Committee, the plan calls for the development of a public walkway from Transit Street to Sheldon Street, in line with Thayer Street, for the convenience of the residents of this area.

It is the Agency's intention to provide for the relocation of sound structures located on the sites required for these community facilities.

These are the major features of the East Side renewal plan approved by the Federal Government in June, a plan, which, if approved by the City Council, could be carried out starting early next year.

Once the project is in the execution stage, we will be prepared to begin our rehabilitation service program. We will be prepared to start negotiating a fair price with owners of property that is to be acquired for the project, and it will be our policy to give first attention to those cases in most urgent need of attention. The Family Relocation Service will be authorized to make relocation payments and to lend help in finding good quality housing quarters. The Agency's Business Relocation Division will be prepared to offer various kinds of assistance to the businesses to be displaced by the project.

While Mr. Smith mentioned the high degree of resident participation in the planning of this project,

this factor cannot be too much emphasized. Very early in the project the East Side Project Citizens Committee was organized, with a membership extending into every section of the project area. Later in the project, the Fox Point Neighborhood Association became very actively involved, as a part of the overall East Side Citizens Committee.

The Agency and the Committee have maintained close communication throughout the life of the project. The Agency has solicited ideas and recommendations from the people for use in the planning of this project, and the people have responded.

Their ideas and recommendations, in several important instances, have had much to do with shaping the present form of the project plan. One example of this was the final decision to retain neighborhood stores throughout Fox Point -- reversing an earlier proposal that would have made certain parts of the neighborhood exclusively residential.

The Agency does not claim that the plan being considered tonight is entirely satisfactory to each and every resident of the East Side Project Area.

We do feel, however, that the plan -- more than any other plan in the history of the city's renewal program -- represents the product of cooperation and joint effort by the residents of a renewal area and their redevelopment agency.

We hope that this cooperation will extend into the period of carrying out the plan, and we are fully confident that it will.

Thank you very much.

COUNCILMAN LOUGHRAN: The city has to establish that the displacement of people can be handled in this community. At this time we will hear from David Joyce who is the Relocation Officer of the City of Providence.

MR. DIAS: Mr. Chairman, I have a question, please.

COUNCILMAN LOUGHRAN: What's that, Mr. Dias?

MR. DIAS: That is Mr. Bernstein, I believe.

COUNCILMAN LOUGHRAN: Yes.

MR. DIAS: Would he tell these people --

COUNCILMAN LOUGHRAN: Not at this time, no.

MR. DIAS: I didn't even ask a question yet.

COUNCILMAN LOUGHRAN: He is not coming before this mike. You are not going to interrupt all the business here tonight. You are out of order at this time. Mr. Bernstein will be on his feet later on when the questions pertaining to the

individual sections of the renewal plan will be discussed.

MR. DIAS: This is a question as to what he just talked about. I asked if I could ask a question.

COUNCILMAN LOUGHRAN: Not at this time. At this time we are making a presentation and there will be questions afterwards. David Joyce, the Relocation Officer, will now speak.

DAVID JOYCE: Mr. Chairman, honorable members of the Housing and Urban Renewal Committee, ladies and gentlemen. We appreciate this opportunity to meet with you to discuss the relocation plan for the proposed East Side Urban Renewal Project. This public hearing presents an excellent opportunity to discuss the aims and objectives of the relocation plan.

In the way of background, the Family and Business Relocation Service has assisted some 5,600 families who have faced displacement by governmental action over a 17 year period. Fortunately, no family has been forcibly moved from their home due to circumstances inconsistent with the relocation schedule.

During this long experience, we have developed a program which has demonstrated an awareness of the problems of people facing relocation. You may be interested to know that for the past 3½ years, we have been working with the residents in the Randall Square phase of the East Side Urban

Renewal Project. As a result of this activity, we have been able to assist many families in meeting social, health, economic and unemployment problems.

In fact, a special staff has been working diligently with these people; and to date, we have been able to measure good results in coping with a multitude of problems faced by the residents.

Since March of this year, we have conducted a similar survey and referral program for the families residing in the remaining areas of the project encompassing the Benefit Street and Fox Point neighborhoods.

I am sure you can readily see that this unique social service program will prove helpful in meeting the various problems that will be encountered when the execution stage of the project is approached.

At this point, I would like to relate, in capsule form, the specific services to be rendered by the Relocation Service. According to the survey conducted by the Relocation Service, there are approximately 270 families and individuals residing in the proposed clearance area of the East Side Project. In taking on this serious task, the Relocation Service is geared to uphold the dignity of all people regardless of their race, creed or color.

It is our basic objective to provide

decent, safe and sanitary housing within the economic reach of residents in a location convenient to public utilities and transportation. This phase of activity will be handled through our central listings program. With the assistance of trained social caseworkers, all families will be provided understanding and direct help in harnessing the various social services required in the realm of private and public health, social, welfare and employment agencies. For the first time, we will have the additional services of the Anti-Poverty Program, neighborhood resource unit, working in conjunction with the Relocation Service as an added resource to assist the area residents.

For non-white residents, special services will be provided through our Intergroup Specialist to insure that the minority families and individuals receive their fair and just treatment in carrying out our objectives. In 1960, the Relocation Service adopted an open-occupancy policy whereby no listing showing any degree of discrimination will be accepted by the Service. With the present Fair Housing Law on the statute books, we hope all minority families will be accorded an equal opportunity in their quest for good housing.

For the elderly residents, special services will be provided through a trained social caseworker equipped to render unique services to deal with the problems of deterioration brought on by ill health and limited economic resources.

In the near future, a Relocation Site Office will be established in the Fox Point neighborhood equipped with a trained staff for your added convenience.

You may be interested to know that the Private Housing Market, based on our studies, indicates that the availability of standard private rental housing over a three year period will consist of some 2,558 units. In addition, it is estimated that an additional 1,076 standard sales housing will be available. Over and above these figures, an additional 2,523 units will be available through public housing turnover within the City of Providence. Therefore, we anticipate a total resource of housing available to the site occupants in the amount of 6,157 units. You can readily see that these figures should present no cause for panic or undue anxiety based on the estimate of a displacement of 270 families within the clearance area.

Included in plans I will submit to the Committee, the Federal Government provides relocation moving expenses up to \$200 per unit for all eligible displacees. In addition, relocation adjustment payments are available up to \$500 for families and elderly individuals. Eligibility rules will be published well in advance of the execution date for the project. Relocation Adjustment Payments are intended to minimize the inconvenience and added expense upon families and elderly persons after they move from the project area.

Please feel assured that the relocation plan takes into consideration every practical contingency based on our long experience. It is our desire, through this detailed plan, to minimize hardship in bringing about the successful relocation of the residents concerned.

COUNCILMAN LOUGHRAN: Thank you, Mr. Joyce. The Chair in setting up this meeting and discussing it with the officials involved will take the pros and cons of this Renewal Act according to the sections that have been laid out. There are four sections involved. At this time I am going to ask those who are in favor of the Randall Square area, which is the number one area on the plan, for their actions, if any. All those that might be in favor of the plan --

MR. DIAS: I have a question I tried to ask before and you said I couldn't.

COUNCILMAN LOUGHRAN: What is your question, what is the question?

MR. DIAS: Well, I wanted the gentleman before this gentleman, Mr. Bernstein, I believe it was, I would like to have him explain to these people how they take the property when they do take it away and how do they assess it and how they go about it to pay them for their property.

COUNCILMAN LOUGHRAN: Mr. Robert Smith, the Director, will answer that.

MR. SMITH: The agency during the planning of a redevelopment project is required by the Federal Government to secure the services of qualified real estate appraisers to give the agency an opinion of the fair market value of property to be taken. After the project is approved by the Federal Government and approved locally, and sometimes before that, in the case of this project, in order to speed it up we are sending out a second set of acquisition appraisers who are placing a value, their opinion of value of each individual parcel to be acquired. Based on those two appraisals, the agency after the staff has reviewed each appraisal determines in its own mind what is the fair market value for each individual property. That fair market value estimate is relayed to the Federal Government who in turn determines what the maximum amount shall be paid for each property. This is how the agency establishes the value for each individual property.

COUNCILMAN LOUGHRAN: Mr. Dias, would you comply with the simple rule of smoking outside the building or not smoking here? I think you have a cigar in your hands. It is an order from the building and school department.

At this time we will proceed with the order of business and the number one area on the map so designated for the East Side Renewal is the Randall Square area.

MR. DIAS: It's too bad you don't like to be --

COUNCILMAN LOUGHRAN: I call a point of order on you and I ask you to refrain from your loudness. We know you are here.

MR. DIAS: You better believe it.

COUNCILMAN LOUGHRAN: I am going to tell you if you once again -- I will give you one chance and if you do not maintain order in this proceeding you will be put out.

MR. DIAS: Thank you very much. I hope you try it.

COUNCILMAN LOUGHRAN: We have two officers present and they can do it.

MR. DIAS: They are my friends, too.

COUNCILMAN LOUGHRAN: We will now proceed with the order of business on Randall Square. We will hear from anybody in favor of the project to come forward and give their names and addresses and if you have a business in the area we desire your business address. Is there anybody in favor of the project or is there anybody who wishes to ask any questions on the project?

VOICE FROM THE AUDIENCE: I have a property up there. I am in favor of the renewal area. It is all gone anyway. I am definitely in favor.

JENNIE POLUBINSKI: I am Jennie Polubinski, 122 Fourth Street. I live near you. I am definitely

in favor of this. That place has been going for a long time. My house has been empty for a year and three months now and it has been broken into twice. All the copper piping is gone. I can't rent it. What do you do with a place like that?

WILLIAM SLATER ALLEN, JR., ESQUIRE: Mr. Chairman, I raised my hand some minutes ago. Is it in order to inquire about the answer to the gentleman's question about appraisal procedures? The answer was not entirely satisfactory to me. May I further inquire on this point?

COUNCILMAN LOUGHRAN: You may.

MR. ALLEN: It did not satisfy me, Mr. Chairman. Is it the position of the agency that property can be taken by right of eminent domain or condemnation and an appraisal taken and the parties condemned are compelled to accept the offer without the right of jury trial?

COUNCILMAN LOUGHRAN: I never heard of that one. That's a new one on me. Would you like to have the Director make a statement on that?

MR. SMITH: As I said earlier, the agency, I believe, goes to great lengths to establish what it feels to be the fair market value for a piece of property. Under democratic procedures we attempt to negotiate the property within that value so that we will prove justice not only to the property owner but to the citizens of the City of Providence that are paying

the bill. Failing an out of court settlement, the property owner has the obligation to himself, if he disagrees with the agency, to take the matter to court and let the court decide it.

MR. ALLEN: By right of jury trial.

COUNCILMAN LOUGHRAN: Mrs. Sharpe.

MRS. SHARPE: I want to suggest that there is a beautiful place for a park in the Randall Square District which you have not noted in this plat. I would like to put a plea to consider that at the foot of Orms Street there is a hill, a very nice open and green spot in this dreary part of our city. I would like to have it definitely considered as part of this project.

COUNCILMAN LOUGHRAN: Your statement will be considered.

VOICE FROM THE AUDIENCE: This question is directed at Mr. Smith. During the course of his discussion he used one term several times without any possible explanation of it and the term is "fair market value." I would like to have a precise explanation as to what fair market value means.

MR. SMITH: Mr. Chairman, I would like to defer to Chief Counsel of the Agency.

COUNCILMAN LOUGHRAN: Mr. Smith refers the question to the Chief Counsellor of the Agency, Mr. McCarthy.

TIMOTHY J. McCARTHY, ESQUIRE: The term "fair market value," as it has been defined by our court, is the price which a buyer, under no compulsion to buy, would pay to a seller who is under no compulsion to sell; the property being exposed on the market for a reasonable period of time. That is the theoretical definition of fair market value. In other words, to summarize it, it is what a person would pay you for the property if you had it on the market and if that person was desirous of purchasing it.

VOICE FROM THE AUDIENCE: He says, "fair market value." Let the people know you are tearing it down and the property is empty for five years and we lose \$100 a month. Do you add that on to your fair market value?

MR. McCARTHY: Let me answer the question this way. While I realize the point, the law of our state is that fair market value is determined as of the date of taking. That is the case book law. That law can be changed only by the General Assembly.

VOICE FROM THE AUDIENCE: You have reduced the value by letting people know you are going to take it and so they are moving. If you wouldn't talk too much and do more we'd get more money.

ANOTHER SPEAKER FROM AUDIENCE: My property is at 51 Quaid Street and it is about the last house to

be closed on the street in Randall Square and that's why all those houses are closed because we have been waiting five years for this redevelopment to go in and tonight the people don't give them a chance to go ahead with this Randall Square. I don't understand it because ours was the first and I think we should have a good say here on Randall Square. It is about time somebody got up and talked about it. All the people are gone out of the homes. Everything is boarded up. We can't get insurance for the property and nobody to rent it. So what happens? Every time the fire truck goes down the street I am saying my prayers and I don't think that's fair. The whole street is condemned. The whole street is closed up. The whole area is closed up and it isn't right. That's all they are going to give us. When everything is closed up they are going to give us what the shell is worth because everybody has been robbing us over five years and I can't keep quiet no longer. I'm sorry.

COUNCILMAN LOUGHRAN: We will take your statement.

ALBERT L. ZAWATSKY: Mr. Zawatsky, property at 22 Randall Street. In reference to fair market value, without the legal mumbo jumbo, what about replacement value? Those of us that are down there own our own property for our own use. How are we going to replace that? What are they going to give us for market value replacement costs? The costs have gone

up.

VOICE FROM THE AUDIENCE: I am certainly in favor of the project.

MR. LOUGHRAN: Just a moment now. You take your turn.

MR. ZAWATSKY: What's the answer?

COUNCILMAN LOUGHRAN: Quiet, please.

MR. McCARTHY: In this state in the normal course of events in evaluating real property the test is the so-called willing buyer, willing seller; in other words, what would someone pay for the property. Under the case law of our state, only in special-purpose buildings is the reproduction or replacement less depreciation method used.

MR. ZAWATSKY: Sir, I disagree. My type of business is different from almost anyone in this room. I can't replace height and width for thousands and thousands of dollars. The building suits my purpose. I am going to be forced out of there and replaced. I cannot get replacement value. I don't think the answer is proper.

MR. McCARTHY: Could I answer your question in this way --

MR. ZAWATSKY: I wish you would.

MR. McCARTHY: No. 1, I have not seen your building. I do not know whether it is a so-called special-

purpose building or not. If it is a special-purpose building, undoubtedly our appraisers have considered the replacement or reproduction cost. If it is not and in their opinion they have not considered that method, if you think it is a special-purpose building and we think it is not, then you have a legal right to go to court and can convince the jury that this building is for a special purpose and the jury can compute the value of it on that basis. You have your constitutional right to a trial by jury and if we can not resolve the problem the jury certainly will resolve them for us.

MR. ZUCKERMAN: Mr. Zuckerman, 36 Randall Street, 33 years on Randall Street with a fairly new building. I want to know if they will sell us land back again on that same lot to build another building or will it be like Lippitt Hill?

MR. SMITH: We can not make a commitment tonight to dispose of any land to anybody.

MR. ZUCKERMAN: What did you come down here for?

COUNCILMAN LOUGHRAN: I didn't get that.

MR. ZUCKERMAN: I said what did we come down here for?

COUNCILMAN LOUGHRAN: To hear your

views on the project.

VOICE FROM THE AUDIENCE: We want answers. We come down and you are wasting our time here.

COUNCILMAN LOUGHRAN: This is a public hearing of a Committee of the City Council and not a public hearing of the Providence Redevelopment Agency. This is not a pro and con attitude here tonight. This is not a discussion of, "I want one thing, someone else wants something else." The Committee of the City Council is here to listen to your particular feelings on this, members of the City Council have no answers for you. It is up to us to adjudicate this in our own minds and to see if the Council will approach the program as presented by the Redevelopment Agency. We are not here for discussions of personal property tonight. We are here to listen to hear if you have any additional amendment that you might propose or to listen to whether you are in favor or not in favor of the program. Now, one speaker has already pointed out a very positive statement and that is that the line should be extended to the water's edge. We will consider this. We are now talking about the Randall Square area. The gentleman before me has said that the area will be 90 percent removed from the face of the earth, you might say, but condemned and taken down. We are here to point out if you want it done or you don't want it done and we are here to see if you have any amendments to it, such as a business area on North Main Street or a meatpacker on North

Main Street. These are the proposals and we are here to hear whether you like this or not. We do not have the information for you on personal property. In fact, the City Council itself is not involving itself into the number of merits in a house. We are going on the facts submitted to us by the Providence Redevelopment Agency, that the area in question qualifies under the Housing and Home Finance Agency of the National Congress. Therefore, we are interested in the Randall Square area. Everything here tonight has been publicised. Everything has been made available for you to get information from the Redevelopment Agency. Here tonight on the outside walls there is an overall map for the different areas. This is an area of condemnation practically complete from Smith Street around 95 to Branch Avenue and we would like to know of any objectors or proponents.

ELIZABETH MULLANEY: My name is Elizabeth Mullaney. I live on Medway Street. There is a certain area that I am confused about and that is a right of jury by trial if you contest something. Now, I have read two cases in the papers where it was a private hearing and the judge gave the decision on contested evaluation and I want to know what makes the difference here.

MR. McCARTHY: The majority of the condemnation cases in the State of Rhode Island today is done either by the State of Rhode Island for highway purposes or by the

various Redevelopment Agencies. We operate under two different condemnation laws. The Supreme Court has held insofar as the condemnation law under which the State of Rhode Island operates that the state is not entitled to a trial by jury. The Supreme Court has held that the property owner is entitled to a trial by jury. Our statute is different. Under our statute either party, be it the condemnor or the condemnee, can file claim for a right of jury trial in our Superior Court. That right is given. That right is observed. So it is at the discretion of either party.

COUNCILMAN LOUGHRAN: Any further questions on the Randall Square area? It seems that we have not had much difficulty.

COUNCILMAN SOUZA: My question is this to Mr. McCarthy. If a person because he owns his property under minimum housing has to make repairs, will he be reimbursed this money through the Redevelopment Agency if he is condemned out of his home?

MR. McCARTHY: I assume your question is this: if a person prior to condemnation has expended money on a piece of property to bring it up to the minimum housing standard and then after this money has been expended the property is acquired by condemnation by the Redevelopment Agency, will he paid for the money which he has expended to bring the property up to said standards?

Let me put it this way: he will not be paid for the specific amount of money that he has spent to bring the property up to minimum housing standards. He will be paid for the fair market value of the property on the date of condemnation. Now, the amount of money that he has expended to bring the property up will enter into the determination as to what is the fair market value of the property.

COUNCILMAN SOUZA: Minimum housing tells us if we do this we can get this money back and you tell us we can't.

MR. McCARTHY: I did not say that, sir. What I said is, sir, assuming a man has got a piece of property that is worth \$4000 and he goes out and spends \$2000 on it. It is then condemned by the Redevelopment Agency. The Redevelopment Agency will not give him back the \$2000 he has spent to bring it up to the minimum housing standards, but the Redevelopment Agency will appraise this property on the date of condemnation and if the property is then worth \$6000, then he will be paid the \$6000. It could be that the repairs that he spent \$2000 for might make the property worth \$7000 and it might also make the property worth \$5000. He will get the fair market value.

PATRICK COSTELLO: My name is Patrick Costello. I am one of the owners of the Randall Square Bar at 684 North Main Street and I have been doing business there. First, I

want to commend the present administration of the City of Providence for taking in hand this project. I think it is sorely needed. It is a shame and a disgrace to the City of Providence. I want to commend this administration. I am not in politics now, mind you, but I want to commend the administration for pushing this along. I think they are doing very well and I am 100 per cent in favor of this project. I am from Randall Square, 684 North Main Street.

COUNCILMAN LOUGHRAN: Any opponents to Randall Square?

VOICE FROM THE AUDIENCE: With all this talk about historic sites and Roger Williams and all that, they are spending thousands of dollars. The National Park Service wants to make a special park at Randall Square. I am in favor of Randall Square and any improvement. I don't care where it is as long as it is an improvement, but also include other areas. Dear old Roger Williams that landed down on Gano Street. They have got a park down there where he landed and I don't think they spend 45 cents a year on it.

COUNCILMAN LOUGHRAN: The statement was appreciated both ways. The statement was appreciated seriously and jokingly. Any other opponents to the Randall Square area?

JOHN QUATTROCCHI, JR., ESQUIRE: My name is John Quattrocchi. I live at 186 Taber Avenue. I am in

favor of Randall Square. I am in favor of the Randall Square Project, but I do feel that fair market value ought to be defined in the act to go back to the date of publication or the date of first public announcement that Randall Square was going to be condemned because I feel that then the people can get a fair value for their properties because, as some of these people have said, if we go back to the date of condemnation which might be several months from now, gentlemen, fair market value is certainly going to be a lot less than it should have been and it is a matter of fairness and justice to compensate these people at least for what they paid for their property and what improvements they put into it. I suppose Mr. McCarthy will say I am not quite talking 100 per cent like an attorney, but I think law and justice should sometimes fit together.

Now, with regard to the condemnation of the area itself, I do really think that we all favor this, but the act ought to specify a little more clearly how the business people in that area can have an opportunity to buy their property, to buy either their property or some similar property, gentlemen, so that they might stay within the area.

Lastly, so that just big business, now, I am not against big business because big business contributed to the greatness of this country, but I am also for the little man and this project in Randall Square has got to pay something for

the little man so that he can have a business place of his own within the area.

Thirdly and lastly, with regard to parking, I think we ought to have some more detailed provisions with regard to parking in that plan because off-street parking alone is not adequate. That property is too close to downtown and we need more parking downtown and on the fringe of the city and more planning should be made for that.

COUNCILMAN LOUGHRAN: We will now move on to Section No. 2. Under this section, this is the section that is east of North Main Street and takes in Benefit Street, Pratt Street, Halsey Street and Brown Street and extends down to the School of Design. As you know, this is designated on the map as an R-4. It also coincides with the Zoning Map of the City of Providence. Are there any proponents or objectors at this time?

SLATER ALLEN: My name is Slater Allen. I am an attorney. I live at 23 Halsey Street in the project area. I have been asked to stand here and present the first part of the position of the Providence Preservation Society. I am authorized to say that the Benefit Street Association, composed of more than fifty residents of the project area, concurs in the following remarks which generally apply not only to project section No. 2, but also Sections 3 and 4. The Society objects to

wording appearing on Pages 2, 3, 20, 23 and 24, particularly in paragraph C on page 2 and in paragraph C on page 20.

The project area is now experiencing considerable private rehabilitation without dislocation. While much must be done, we urge that rehabilitation without dislocation or removal be strongly favored over demolition. We believe our position is consistent with national policy and is in accord with a recent statement by our Mayor.

Current law gives wide latitude to renewal staff, but only after a public hearing and a consequent determination by the Council of Public Welfare and Need.

Orderly renewal requires orderly budgetary practices.

Mr. Chairman, we believe that the wording objected to violates these principles. The use of the word "rehabilitated" in the past participle necessarily implies that rehabilitation must be or have been accomplished by some fixed but unstated time, perhaps today's date. Such a rule will cause great economic and human waste and discourages private rehabilitation. Today's dollars are very expensive.

Similarly, the discretion granted staff by paragraph C (2) on page 20 can discourage private effort by creating uncertainty.

It seems to us that the discretion

granted in paragraph C (2), page 20, can be read to delegate to staff the determination of public welfare even in the face of specific citizen objection voiced here tonight. We object to such a delegation.

Finally the uncertainty and delegation noted above must remove from the Council the power to confidently fix a budget for the project; we believe this jeopardizes the project as well as efficient city administration.

We ask that these failings be corrected.

I ask now I be allowed to yield to Mr. Washington Irving who will present the second half of our position.

WASHINGTON IRVING: My name is Washington Irving, 56 Williams Street. I am president of the Providence Preservation Society.

The Providence Preservation Society, as preferred sponsor for the South Main - South Water Street Project, wishes to go on record as supporting the proposed development plan for this project as submitted to and approved by the Providence Redevelopment Agency.

The Providence Preservation Society strongly recommends raising the proposed zoning to higher standards in support of neighborhood group proposals. This will help protect the new residential areas that have developed as a result of the program of historic restoration. The College Hill Report

recommended upgrading the zoning standards. The residents who have invested heavily in property in this area have done so with the assurance that the Renewal Program would include recommendations for upgraded zoning made in the College Hill Report. Upgrading will be necessary to give the area the support it needs if it is to be stabilized. With the present R 4 zoning status, multiple apartment units and buildings that would destroy the scale of the historic neighborhood, are permissible. The area also needs protection against the increasing number of rooming houses that have appeared in the last few years.

The Society recommends the following upgrading:

A. From R 4 to R 2 in North Benefit Street as shown by map submitted by the Benefit Street Association.

B. Block east of North Main Street from Thomas north to Meeting Street and on the Benefit Street level to South Court Street, including the What Cheer Garage, raised from C 3 to C 1.

C. The South Benefit Street section from George Street and lots along Benefit Street raised from R 4 to R 2; the John Street area from John Street to lot line back of Sheldon and Benefit to Brook, raised from R 3 and R 4 to R 2.

The Providence Preservation Society strongly objects to the layout of the planned highway on the west side of the proposed Roger Williams Memorial Town Spring Park. The shape of the Park as proposed is impractical and will be

almost impossible to develop attractively. The road becomes the most important visual feature and at the Old Colony House, where the Park is shown on the proposed plan map to begin, the only aspect will be of a major roadway. We cannot see how parking can be handled for the Park as the road is now planned. We believe that the road plan almost nullified the effect the Park will have on the area. We hope that the National Park Service will object strongly to the proposed Park shape, the parking facilities offered and the road as proposed. We are very anxious to have a more suitable road scheme developed here. The proposed scheme will be deleterious to the Park and will make access to the Park very difficult. Care must be taken not to encroach on the area of nearly 4 acres approved for this Park by the Congress of the United States.

The Providence Preservation Society supports the plan in the project to develop an important historic trail through the area, concentrating on the mile length of Benefit Street and environs as part of a program to attract tourists. This will tie in with the educational program begun at the Roger Williams Memorial Town Spring Park. The Society strongly recommends that a special study should be undertaken and a committee be formed to develop special treatment, including markers, lighting, pavements, benches, etc., and implementation of these plans should be assured, and further recommends that special

treatment for important historic monuments like the Old Colony House, now the Sixth District Court, and the Arsenal should be part of these plans.

The Providence Preservation Society:

A. Supports the proposal in the project that islands to divert traffic be installed at each end of Benefit Street as part of plans to reduce traffic on this street to a local level. We recommend that further plans be developed to further help reduce the traffic level on this street.

B. The Providence Preservation Society has already proposed to the Agency by letter that utilities in the residential and historic areas of the project be concealed, preferably underground; including lighting, telephone, etc. The Society again proposes that plans for concealing utilities be included in the project.

C. The Providence Preservation Society supports the project proposal for general area improvement, including plans for landscaping and tree planting. The Society further recommends specific planning and study for special planting around parking lots.

D. The Providence Preservation Society supports the controls established by the project for parking and for off-street parking, but recommends that further controls be developed.

E. The Providence Preservation Society recommends that the project should establish controls on height of buildings in the historic area - at least through upgrading the zoning standards.

F. The Providence Preservation Society supports the controls placed on non-conforming and inappropriate uses in the new residential historic areas. Because the continued use of the historic buildings as residences is essential if the historic part of Providence is to survive, the Providence Preservation Society recommends that ways to control rooming houses and other uses deleterious to historic buildings and damaging to the residential tone also be developed as part of the project.

The Providence Preservation Society strongly supports the project proposal that chosen representatives of the neighborhood groups be asked to work with the Agency groups responsible for developing specific plans to implement the program and to control visual character; i.e., signs, markers, etc.

The Providence Preservation Society also proposed that plans for a continuing program of rehabilitation within the project area to be maintained after termination of the project should be incorporated in the project proposals.

The Providence Preservation Society now recommends that the area for St. Dunstan's School not be enlarged as proposed in the Renewal Plan and as shown on Map 2. This recommendation is a reversal of the earlier stated position of the Society, and is based on the belief that institutional growth in the project area damages the program of residential and historic renewal. It is also based on the present residential

restoration activity under way in this area.

The Providence Preservation Society recommends that demolition, as well as construction within the Historic District, be allowed only with the approval of the Historic District Commission, as well as the other appropriate agencies, and D 3 #2 on p 21, and IV, A 2, a,b,c, and d on p 23 of the East Side Project Report require the concurrence of the Historic District Commission.

The Providence Preservation Society recommends the return of the India Point area to the Project. We strongly believe and have always believed that this area belongs in the East Side Renewal Project and should not be pushed out with the indefinite statement that it will become part of another program. The area is too important to bypass. The Society recommends development of this area as a park and consideration of a facility for parking. Both are badly needed in the city and a parking facility here could relieve pressure elsewhere.

The Preservation Society supports the Project proposals for rehabilitation in the Historic Area and much of Fox Point. We support the plan in the project for a Redevelopment Agency Staff to be set up to give correct architectural advice, and advice and help for procedure; i.e., mortgage, structural, etc.

JOSEPH K. OTT: My name is Joseph K. Ott and I am president of the Benefit Street Association. This Association, now about four years old, includes all residents as members, whether they own property or rent, in the area along Benefit Street from Olney to Angell Streets, and one block east and west from Benefit Street along this length. There are no dues. My remarks will pertain to this area and the immediately adjacent areas only.

Ours is the historic area of Providence that has been pictured and described in such magazines as American Homes, House Beautiful, Architectural Forum, the Journal of the American Institute of Architects, Antiques, and, recently, Readers Digest, which incidentally has a circulation of over 16 million copies. There are many others. Parts of the area have been pictured with pride in brochures of the City Planning Commission and the Redevelopment Agency.

This is the area where dozens of buses empty thousands of visitors who spend tens of thousands of dollars in our city yearly. They come to look at the old 18th and 19th century houses and feel the charm of College Hill. They look at houses that have been restored entirely with private money by individuals. These restorations were undertaken with the faith that certain safeguards mentioned in the College Hill Study and contained in proposals of the area's residents would be implemented

in this East Side Renewal Project Plan.

When planning began for this plan back in 1961, Mayor Reynolds asked for citizen participation. Mayor Doorley and others have asked for citizen participation. We have given it. In formal and informal reports, petitions, letters and meetings, the residents of the area have made their suggestions and proposals known to the authors of this project plan. Our proposals have been endorsed by the East Side Project Citizens Committee, whose meetings we have faithfully attended. No citizens group we know of has ever objected to any part of these proposals.

Yet, incredible as it may seem, nowhere in this East Side Project plan do we find any mention made of the need for tightened zoning; reduced traffic; prohibition of large scale and/or high rise buildings; specific planned off-street parking sites; or many other proposals we have long urged.

Let me say that we are not opposed to this plan; we welcome it. We believe such a plan is both necessary and potentially useful to our city. However, we would like to see it improved and strengthened so the progress to date will not be undone in the next few years. We believe this is a real danger at present, and with this project plan as it now stands.

The importance of this area of architecturally and historically famous houses deserves attention.

We, therefore, respectfully ask the Agency to include in their plans for this area the following:

Support of an ordinance now before the Providence City Council calling for amending the zoning of the North Benefit Street area from R 4 to R 2, and stating in the project plan the need for tightened zoning in this as well as in other areas of the project. We know the city is considering a radically new approach to zoning, and we have been informed that the pending ordinance is wholly consistent with the proposed draft ordinance. We also know that anything as complex as this new zoning concept may take a long time to effect. Irreparable harm can be done in the meantime. Since planning began for this project, many one, two and three-family houses have seen their families asked to leave and the buildings converted into rooming houses for students and former students. As you all know, a change in zoning will not affect any existing uses, and if you are living in a three-family house, for instance, you can continue there regardless of zoning changes.

A statement supporting the need for reduced traffic in the area to implement the objectives of the plan as stated on pages 1 and regarding promotion of the "area's rich architectural value," and the "development of a historic trail."

Prohibition of large scale and/or high-rise buildings, whether they be apartment houses, nursing

homes, or whatever, in the North Benefit Street area. This is again to implement the objectives of pages 1 and 2 as stated in the plan.

In the past the agency itself has realized the need to limit the size of buildings in the area. In discussing tentative concepts for a museum on the new National Park site, Mr. Robert Smith, Executive Director, stated in letters to Senator Claiborne Pell and to Mr. Frederick Lippitt, Chairman of the East Side Project Citizens Committee, as follows: "The Agency...retains its objection to the erection of a large or modern structure to be used as a museum," and the Agency "looks to the development of a national memorial provided that the facility does not adversely affect the residential quality of the area to the east." These letters were dated August 27, 1965. I will not take the time of this hearing with structural details, but they can be provided.

Specific off-street parking areas for localized use. These can be located northerly off the upper part of Star Street behind abutting Benefit Street lots; in the Halsey-Olney Block; and off Howland and Cady Streets. Present plans for off-street parking are too uncertain and may even never come to pass if all buildings are rehabilitated. A map of these parking sites, and also the proposed new R 2 zoning area will be submitted with these comments to be part of the official record.

Clarification of what type of residential units shall be considered in the areas shown for this type of re-use on Sheet 1 of Map 2 entitled "Proposed Land Use and Zoning." Residences conforming to R 1 or R 2 are urged.

Reduction of land being made available to tax-exempt institutions. These groups do not aid in increasing the tax base of the city, as privately owned residences do, and do not help the development of the historic area. One instance of this would be the reduction of land allotted to St. Dunstan's School, thus saving several buildings from demolition.

Deletion of the words "where feasible" in Paragraph C 3 on page 2. Substitution of the words "cannot be" for "are" in paragraph C-6-B on page 2. Omission of the words "in the agency's opinion" in paragraph 2-d on page 11 and in paragraph 2-d on page 12. Addition of the phrase "and with the concurrence of the Historic District Commission" after the words "...opinion of the Agency," in paragraph C-2 on page 20, after the word "Agency" in paragraph A-2 on page 23, and on the top line of page 24.

Omission of paragraph D-3 on page 21 in its entirety for the time being as it complicates existing city ordinances and practices of such groups as the Providence Preservation Society.

Clarification of what buildings will

be considered for relocation, and what specific sites are planned for same. Clarification of what specific sites are planned for needed open space and other uses as mentioned under specific planned objectives in paragraph 18 on page 3. As the plan now stands, such sites may never come to pass if all structures are rehabilitated.

Specific plans for the implementation of objectives stated on page 2 and 3 concerned with the development of the historic area as a distinct entity. Despite the objectives as stated, there seems to be little or no direct implementation of these in the project plan. Such implementation should include, in addition to the previously mentioned comments, underground wiring, demolition of some non-conforming structures, as around such historically important buildings as the Old State House that served Rhode Island from the 1750's to 1854, and now the Sixth District Court; trash containers; benches; proper lighting fixtures; planters; sidewalk treatment, and so forth. Certainly the broad objective of small in-scale residential units for the area should be emphasized wherever possible.

It would also be helpful to devise some procedure that would enable work to start on the Roger Williams National Park sooner than presently planned. We know this East Side Project is already more than three years behind schedule because of its complexity. It seems a shame that the

park, which will serve as an important anchor to the whole project plan, will be delayed another several years pending the completion of the Randall Square Redevelopment.

Changing the proposed land use of 101 Benefit Street from institutional to residential use. This property is no longer owned by the Episcopal Diocese of Rhode Island.

We would be grateful for the adoption of all these proposals in the project plans for two reasons: (1) They will benefit our city, its citizens, and the historic area, and (2) their adoption will put to rest nagging feelings that the citizens of our area have been engaged for four years in some sort of hopeless, frustrating struggle with the authors of this plan, while actually we both should have the same goals and work in harmony.

We are more than willing to meet with any group involved with this plan to clarify any of these proposals, or help in any way we can for a better Providence.

I would like to submit for inclusion in the official record these comments, together with a map of the proposed new zoning area and proposed off-street parking sites, and also a brief history of our association's attempts to have the citizens' proposals included in the project plan.

Thank you.

COUNCILMAN LOUGHRAN: What is your name and address, please?

MRS. HARRY GUNY: My name is Mrs. Harry Guny, 117 Benefit Street, Providence. Gentlemen of the Redevelopment Agency and Providence City Council: As a resident of Benefit Street, Providence, for 48 years, and at this meeting time will not permit mention of the good years, the changes and the disappointments from 1918 to 1966. The residential dignity and dignified atmosphere and serene peacefulness is a thing of the past and now are my choiced memories. Yes, so-called "progress." I am sorry to say it has ruined much in our city. The new standards and buildings of steel, glass and cement do not add beauty in any form. In our Benefit Street area a concerned group of people have organized The Benefit Street Association to protect their investment. It seems that the prevalent idea in this era is to tear down and not to restore and keep the quality and preserve our many lovely homes and buildings. When one building is built they soon outgrow the original accommodations and more complex situations arise.

Some time ago huge moving vans, freight vans, heavy trucks, became unbearable on Benefit Street. Property owners signed and filed a petition to the above-mentioned to limit them to three-ton trucks only. Traffic for a short time was normal. Somehow the law was not enforced and they now hear continually and

disturbed by traffic noise, fumes, parking problems, 24 hours daily. New projects will increase traffic and make greater problems. The members of the Benefit Street Association are concerned and has the good judgment, and rightfully so, to uphold the principles of the Zoning Ordinance and Traffic Regulations. Zoning should be made stronger and strictly enforced by the law for any small or big project in the East Side area.

I hereby express my objection.

COUNCILMAN LOUGHRAN: Anything further?

ROGER A. BRASSARD: My name is Roger Brassard and my address is 12 Westminster Street, although I am an owner of property in the area. My particular concern is the St. Dunstan's School area. I feel very strongly that this residential area which I am concerned about should supersede any institutional extension. There are several people at the present time who are not waiting for condemnation to restore homes. This is in the process now. They are presently being restored. I dare say by the time the condemnation does roll around that 75 per cent of the block will be done. Much has been done and much is in progress now. I think demolition or condemnation can be limited to a very small spot area. I would like to submit this for the official record to the City Council and I hope they may take this into consideration.

ROBERT H. SHARPE: Mr. Chairman, I am Robert H. Sharpe, 138 Congdon Street, and I am simply to be messenger boy to hand this recommendation from Mrs. Henry D. Sharpe which she

has in writing and which I do not need to read.

(Whereupon the following communication was received by the Committee: Mrs. Henry D. Sharpe, 84 Prospect Street, Providence, Rhode Island. East Side Renewal Development Project R 4. Screening, page 15C: Approve strongly of screening for parking as covered on Page 15C, but would suggest the following rewording which would make possible less costly screening and the addition of shade and better looking green belt areas as follows. A strip of at least four feet wide densely planted with evergreen trees or bush or deciduous plants of thick twiggy growth sufficient to make a winter screen such as privet or beech, to be at least four feet high at the time of planting and of varieties that will attain a height of at least six feet; or a wall or fence of uniform appearance at least five feet high but not more than six feet above finish grade. Such wall or fence may be opaque or perforated providing that not more than thirty per cent of the surface is open.

Parks and Green Belts (A - Randall Square): No specific areas for these are contained so far as I can find in the project. At Randall Square, at the foot of Orms Street, there is a row of abandoned shops and buildings evidently due for demolition behind which the Mosshasuck River with small waterfalls and beyond an undeveloped hillside planted not too badly at the present time, by Mother Nature. Why can not this be

kept as a green belt area in this forlorn Randall Square section?

(B - India Point, Fox Point Area):

Now zoned for M 1 or 2. Another green belt possibility. We need playgrounds, a scenic drive would be desirable, marina would be possible, and with this clean-up, possibly some low rise apartments along the new Route 95 on the shore front. All this capable of speedy evacuation in case of a hurricane but usable as a green belt area and for scenic beauty along the new Route 95 and visible from many houses on the hill above. A view of miles down the bay.

Zoning: Should include in this project, control of billboards in neighborhoods containing historic sites or buildings and in areas of outstandingly beautiful public buildings.

Wider Approval Basis: There are several items which are left open to the option of the Agency, landscape plans to be submitted, zoning petitions at the discretion of the Agency, signs to be passed upon and approved by the Agency (see page 20, C-1 and C-2; Page 21, F-2, F-3, F-7, F-8, F-11, F-14). Would it not be wise to have an architectural or fine arts citizens committee to aid in work on these decisions; the Agency devoting its time to the very complicated financing aspects, engineering, traffic flows, etc.

Underground wiring: Fundamentals such as underground wiring are essential to the texture of a

beautiful city and I understand that in the manufacturing districts a good deal of underground wiring is projected. Would it be possible where one or more blocks of property owners desired it who are able and willing to pay for the underground installation from the curb into their premises that this might be a possibility if provided for in the project?

MR. DIAS: I might be out of order.

You are getting Benefit Street. How about this Fox Point area?

COUNCILMAN LOUGHRAN: We have got two more areas to go. Anything further on Benefit Street or any additional remarks?

BERNARD GLADSTONE: My name is Bernard Gladstone, 134 Woodbine Street. I want to take issue particularly with two paragraphs, C 1 and C 2 that are mentioned on page 20. C 1 talks about the rights of non-conforming uses in the neighborhood or neighborhood-oriented areas where it is not a blighting influence and it says that they shall be allowed to remain. This is surplus because they have a right to remain as a matter of right. It should not be in here. This is something that everybody has a right to under our laws and under our Constitution and particularly No. 2 where it says, "In all sections, all structures, housing conforming uses which uses, in the opinion of the Agency, are a blighting influence on the neighborhood shall be removed." I believe that that is not consistent with the State Enabling Act that was passed,

Mr. Chairman, which specifically said that all condemnation where done by agencies shall be done under the auspices of Towns and City Councils. It was specifically put in for that purpose. I do not think the City Council can delegate this authority to an agency. This contains the language, "In the opinion of the agency, are a blighting influence." That applies even though they may be conforming uses. I think C 2 specifically should be removed and any other language consistent with this should be removed therefrom.

COUNCILMAN LOUGHRAN: You mentioned something about the law of Rhode Island. Is there an amendment to it or are you speaking of the 1956 act?

MR. GLADSTONE: I am talking about the act just passed this year which, to the best of my knowledge, was an Enabling Act allowing agencies to have the power of condemnation. I could be wrong though.

COUNCILMAN LOUGHRAN: We will look into that. The Committee will look into that. Any further comments with regard to the Benefit Street, North Main Street area? If not, we will now proceed with the South Main, South Water area. If anybody has anything to say in regard to that, please come forward.

WASHINGTON IRVING: The Providence Preservation Society wishes to go on record as supporting the proposed plan for this project as submitted and approved by the

Providence Redevelopment Agency.

COUNCILMAN LOUGHRAN: Anything further in regard to the South Main, South Water area?

MR. RUSTIGIAN: In regards to the type of buildings to be relocated, when do we go into that, who decides that?

COUNCILMAN LOUGHRAN: Under the proposed mentioned area in which you read in the paper, if you are interested in the South Water Street area, all I can say as a general statement is that there is a proposed 23-story apartment house and individual houses along the hill on South Water. I should say South Main.

MR. RUSTIGIAN: At this meeting can you tell us the type of structure or not?

COUNCILMAN LOUGHRAN: In regards to height and size?

MR. RUSTIGIAN: In regards to the first floor, for instance.

MR. BERNSTEIN: Page 14 of the East Side Renewal Project Redevelopment Plan outlines the proposed control for the South Main Street area.

MR. RUSTIGIAN: Are the suggestions in order now as to the type of structure, as to whether they should have stores on the first floor and apartments above, who decides

that and what?

MR. BERNSTEIN: The East Side of South Main Street will be zoned R-4 and so, therefore, residential uses are allowed. In that area between South Main and South Water Street, the area is zoned C-4 and this would allow commercial uses in that section.

MR. RUSTIGIAN: These structures, you know, could be like Newberry Street in Boston. The reason I say that is in Providence we lack a high-class neighborhood where you have got high-grade stores. Why shouldn't we have high-grade stores on South Main Street? I would suggest that the Committee look into that so that we will have stores similar to Beacon Street and Newberry Street in Boston.

MR. BERNSTEIN: I will be more than happy to meet with you and show you the plan for the South Main Street area. You will see outlined the type of development you are talking about.

MR. RUSTIGIAN: All we have in town are insurance companies and banks and they do not have local businesses as far as stores go.

RICHARD WORRELL: One of the greatest things in urban renewal since it all got started has been the lack of concern with human beings and at this particular time I want to talk for a minute about some little people in the South

Main - South Water proposal. There are two houses on Transit Street. They are the two western-most houses on the north side of Transit Street, 32 and No. 38 -- No. 38 and 42 Transit Street. These houses presently house six families between the two of them. There are two three-tenement houses. When the people first went through the area designating which houses were deteriorating those two houses were listed as in bad shape and so they were slated to be torn down. That was two or three or four years ago. Since then the owner of these houses has completely painted them on the outside and he has gotten his tenants to do a good deal of work renovating them on the inside and these two particular houses are in very excellent condition. I have been in both of them, both socially and as part of my part-time job, and I know they are the type of places I myself would like to live. I don't think they are deteriorated. Now, they are proposed to go as part of the South Water Street - South Main Street condemnation and yet they are not, either one of them, on South Main Street or South Water Street. In fact, the one nearest to South Main Street, I think is about 220 feet up Transit Street from South Main Street. They are really not an integral part of that South Main and South Water area.

I have got one other house now. There is a house numbered 37 Arnold Street which is slated to go, to become part of a proposed playground or tot lot. I have been in this house also. This house is also in excellent condition, both

outside and inside. I wouldn't mind living there myself at all. Now, the house on Arnold Street is just on the edge of this proposed playground area so that it really would not hurt the playground at all if that house was left. There are little people living in these houses. I hope this Redevelopment Agency when it starts tearing down is going to take into consideration these three houses because I don't want to see happen what happened in Boston.

I want to tell you a little story for a minute. I was living in Boston when I was going to law school in 1958. That was the time they were tearing down in back of the Massachusetts General Hospital and Scollay Square. I went over there one Sunday morning. There were about 15 blocks which were just levelled. It looked like a bomb hit them way over there. On the other corner there was a little man sort of staring around. It was sort of pathetic. I went over and talked to him and he never had been to this country until he was six or seven years old. He lived right in those blocks all his life. For 70 years of his life he never saw any part of Boston, but he saw this little area. I want to tell you this is most pathetic and it was very heartbreaking. This was the most pathetic and heartbroken human being I had ever met in all my life. I don't want to see this kind of thing happening here at all. I think if you can ease the plan just a little bit on these three houses, and I think you

can, I think you would be doing a great human good. I ask that the Redevelopment Agency and the City Council Committee take these three houses into consideration.

MR. RUSTIGIAN: One question I would like to ask is who has title to the new apartment houses, the new structures that will go up, is it one of the apartment making deals, is there a little story, who could tell us about who makes what?

MR. BERNSTEIN: Over the past six months the agency has been dealing with the Providence Preservation Development Corporation for the sponsorship of the South Main - South Water Street area. At the present time this group has supplied the agency with preliminary site plans which we have found acceptable. We are presently awaiting a statement of organization to go into a form of offer and finalize the plan into the execution stage.

MR. RUSTIGIAN: The group that is being formed, is it a non-profit group?

MR. SIMON: Mr. Simon, 43 Transit Street. I would like a further elaboration of the non-profit with regard to the high-rise apartment building.

COUNCILMAN LOUGHRAN: You mean a breakdown on the organization of the organization?

MR. SIMON: Yes, and its location.

It seems that originally that was proposed to go in the North Main section and so they have thrown it over where there weren't any objectors, in a less populated area. It is highly inconsistent with and incompatible with the general premises of historical housing. I do not really see how the high-rise building is compatible with the historical architectural features of the area or how this non-profit outfit could take that into consideration.

EDWARD SULZBERGER: I am the president of Nassoit-Sulzberger and Company, Inc.

We are working with the Providence Preservation Society in the development of the South Main - South Water Street project. I believe that when this Mr. Bernstein made his statement concerning non-profit that he had reference to the Providence Preservation Society. Our organization is the developer and will be owners of the property with the Providence Preservation Society and it will be a profit development. It is not intended, the project, from our standpoint, to be a non-profit development.

VOICE FROM THE AUDIENCE: May the owner of a building which is restored for historic purposes restore it himself and why not?

MR. BERNSTEIN: Obviously, that's a good question. In the plan of the South Main Street area it became evident right from the beginning that if we were going to develop that it was going to have to be done as a unified development

and in the basis of the plan it became evident very early in the planning stage this would have to be done under the sponsorship of the Providence Preservation Society. If this individual that has just spoken up desires to rehabilitate his house I suggest that he speak to Mr. Sulzberger then perhaps the two can get together with the agency.

VOICE FROM THE AUDIENCE: I have made my intention known to some representative. I don't know if he was your personal representative or not, but as yet I have had no reply from him. I don't know whether it should be pursued by me. I certainly will take this recommendation and look into it. I thank you.

ANOTHER SPEAKER FROM AUDIENCE: Are these projects all going to be taken in order or as a group so those of us in business in a certain area know what to do?

MR. SMITH: In a project of this size, unlike others that the agency has previously undertaken, we on the staff believe it would be impossible for us to acquire all of the land that is contemplated in the Redevelopment Plan at one time. We feel at the present time we would recommend to the agency that the acquisition of the property be sustained over an unstated period of time.

VOICE FROM AUDIENCE: You say an "unstated time."

COUNCILMAN LOUGHRAN: He is talking about the whole project.

VOICE FROM AUDIENCE: I am interested in South Main Street. We have had so much talk about South Main Street and the project that the development agency has created a blighted area because people coming out of the street forget us and they don't know there is such a thing as businesses there. They are looking for second-hand material because of what the talk is going around. If we ourselves know what we are going to do we can do our own planning.

MR. SMITH: The great difficulty the agency is operating under is that it cannot predict the actions of others that are required to be taken in this redevelopment process.

COUNCILMAN LOUGHRAN: After this public hearing is closed, the City Council Committee on Urban Redevelopment Planning is going to consider the testimony that was heard by this audience. It is going to make up its own mind about what it intends to do about this plan, whether to accept it or reject it or modify it. How long it will take them to make their recommendations to the City Council is beyond me. Then following the acceptance in whatever shape it finally comes out by the City Council, it will have to go to the Federal Government in New York. How long they take to review that is beyond our comprehension. There are many steps in this project. It is hard to predict them with any real degree of accuracy.

SPEAKER FROM AUDIENCE: I had my building in good shape and in good repair. Why can't I take and invest money in my building and do what they are doing further down the street and convert it into an office building? Why can't I use my own capital instead of having my building condemned and forcing me out of business?

MR. SMITH: As Mr. Bernstein said, the plan for the South Main - South Water Street section is really an outgrowth of the College Hill Study and the concept developed in that is a result of their study. The proposals for that area are so complicated that we feel very strongly that it would have to be done by a single sponsor and it would be impossible to get several diverse interests in that area.

SPEAKER FROM AUDIENCE: Is it impossible for somebody to get a building permit to convert their own building into an office building like some of the others on the street? What would prevent us or others on the street from converting our buildings if somebody else is going to make a profit? If somebody else is going to make a profit, why can't we make a profit out of our own investment? There's plenty of capital in Providence here without going to New York and bringing in New York capital.

MR. SMITH: Sir, during these past years in the planning of this project, any property owner had a perfect right to go before the zoning board or the building commission of the City of Providence and propose any sort of development he wanted, and Mr. Keyes elected to do just that with the property he owned and has managed to get a building permit and a plan for a building in there.

SPEAKER FROM AUDIENCE: Some of us have been told that we can't make any improvement on our buildings. I, for one, I am in the plumbing supply business and I put in a costly kitchen display and I was told I should not have put it in and gone to that expense, but I just can't let my business rot.

MR. SMITH: Well, no official of the Redevelopment Agency has any right, and I don't believe any have done so, I don't believe they have done just that. They have never told the property owner that he cannot improve the property.

SPEAKER FROM AUDIENCE: They suggest it.

COUNCILMAN LOUGHRAN: Is there anybody else who wishes to speak on the South Main Street, South Water Street section? You spoke once.

SPEAKER FROM AUDIENCE: Part of my question was never answered. Part of my question that wasn't answered pertained to the compatibility of the high-rise apartment building in an area so designated as new construction to be compatible with historic housing. I don't quite understand the compatibility of a 23-story apartment building in an area especially designated with new architecture, I don't see how that would be compatible with the historic type. Is there any answer to this, why is this so designated? Even the color of the brick of the proposed building two blocks down the street is not compatible. Now, we would have an obviously modern building in a historic neighborhood. Is there no explanation?

MR. SMITH: The College Hill Study I referred to earlier, prepared by the City Planning Commission in cooperation with the Preservation Society, was a study to demonstrate how new construction can be put in an area with historic preservation. As a matter of fact, that study received an architectural award from the National Association and so the experts apparently feel it is certainly appropriate and compatible to have new construction and historic construction blended together.

COUNCILMAN LOUGHRAN: Is there

anything further in regard to South Main - South Water? If not, we shall proceed to the so-called Number 4 area, the Fox Point area. I would like to read a document submitted to me as chairman of the committee this afternoon in relation to this particular area. I shall read it: "Councilman Edward J. Loughran, Chairman, Committee on Urban Redevelopment, Renewal and Planning, City Hall, Providence, R. I. Re: East Side Renewal Project, Boys' Club Site. Dear Councilman Loughran: On August 24, 1966, members of the Redevelopment Agency's staff met with Mayor Doorley and representatives of the Boys' Club relative to a request by the Boys' Club to (1) select a new site for the Boys' Club location within the Fox Point area, and (2) reducing the land requirement of the Boys' Club. The representatives of the Boys' Club stated that the original site requested by them was now their second choice. During the course of the meeting, the Agency staff was directed by the Mayor to investigate the new site requested by the Boys' Club as to housing quality within that site. The new proposed site, after investigation by the Agency staff, showed an increase in housing quality from the initial inspection with some rehabilitation undertaken by those area residents. This information was forwarded to the Mayor's office and to representatives of the Boys' Club. At an informal meeting with three of the Agency members on August 30, 1966, the foregoing was discussed, and it was decided that at the next official Agency meeting a formal recommendation would be adopted which would reduce the size of the Boys' Club site as

indicated on the attached map. Sincerely yours, Robert C. Smith,
Executive Director."

THOMAS ADAMS: Thomas Adams, 18
Arnold Street. I am not going to refer to the matter you just
discussed because I am concerned at the moment with the area to
the west of Brook Street, the so-called John Street area. I
would too, first of all, say that in general, we who live in that
area are quite pleased with the plan and endorse it. However, we
do feel, as the people in the north Benefit Street area do, that
the whole zoning status of the area should be reviewed because of
the general upgrading of the neighborhood. My third point is --
I direct at Mr. Bernstein, does the Agency have the power to change
the zoning, does it have to go to the zoning commission?

COUNCILMAN LOUGHRAN: There has been
a controversy about this on the committee on Urban Redevelopment
Planning since its inception almost two years ago. It was the
feeling of the members of the Agency that one agency or one commit-
tee of the City Council would handle all their problems and due to
past experience in State laws and what not, zoning is a problem of
which this committee only can recommend to another committee. The
committee on ordinances of the City Council is the committee that
will officially adopt a zoning plan for this. We may recommend one,
but they may not adopt it. The official zoning questions of the
City Council are handled by the committee on ordinances and it is
so stated as law that a committee can handle all zoning under this

caricature. They handle all zoning changes and so forth within the City of Providence, the committee on ordinances. We may recommend.

THEODORE R. JEFFERS: In the proposed redevelopment plan of the East Side Renewal Project recently distributed by the Providence Agency, and now being presented to the Providence City Council for approval, there is considerable concern on the part of property owners in the Fox Point area that, in the interval of time between the "Redevelopment Act of 1956" and the present, several changes have been made that will affect the consummation of an enlightened and wise restoration plan.

The original of the proposed plan for the Fox Point area was presented to interested citizens of the Fox Point area at a public meeting held at the Cleary School about three years ago. Representatives of the Providence Redevelopment Agency were present and outlined the plans for restoration by word and by maps. It was made clear that over the years commercial ventures had invaded the area and had led to a deterioration of residential housing, much of it valuable if restored. The Agency stated definitely that these commercial buildings must go and the land made available for compatible housing, parks, and recreation. On the basis of faith in such a far-reaching project, many associations and individuals bought and invested in property and restored this property, believing their

investment wise, in keeping with the ideals of the philosophy of the Agency, and a means of increasing taxes to the City by increasing the value of the restored real estate throughout the area.

As a result of the meeting at the Cleary School, the Fox Point Neighborhood Association was formed and committees set up to consider the details of the plan. One of these committees was the Business Uses Committee, and after several meetings, a survey and consultation with many citizens in the area, this committee recommended that small businesses, like drugstores, variety stores, grocery stores, self-service laundries, should be permitted to remain to serve the residents who in many instances would have to walk for such services and who would find it very inconvenient to reach many of these services if they were located a mile or two away. The Agency has approved this recommendation, with the proviso that such buildings, both inside and out, would be in accordance with established building codes and compatible with the restored residences in the area.

This committee of the Fox Point Neighborhood Association did recognize that all commercial ventures which did not serve the community should go and felt that no upgrading of the area would be possible unless they did go. As far as our committee knows, such a feeling has been unanimous.

However, recently there have been

rumors or unannounced statements that Brown University has bought the bakery property on Brook Street and intends to build a high-rise garage and possibly retain the ugly annex as a storage facility. The fact that this property had been eliminated from the master plan was confirmed by two members of the Agency at our executive committee meeting on Thursday, August 18th.

We believe that this serious deviation from the original master plan is something of a betrayal of all the public-spirited citizens who have labored long and hard in the best interests of the Agency and the City itself. It is a big step backward when steps should be taken forward. It appears to be a decision of expediency rather than one supporting the idealism and, yes, the realism of a plan to restore the Fox Point area. While one must be practical and realize certain institutional buildings near or in a restored area can be attractive and compatible, no one we know will say a garage and revamped storage building will do anything but detract and discourage what the Agency, and, we believe, the Council had in mind when this tremendous and heartening project was launched years ago.

Therefore, the executive committee, acting for the membership of the Fox Point Neighborhood Association, strongly urges the Council to veto the use of this property which Brown University has in mind and insist upon restoring this property to the original plan and put it to the use originally intended: residential housing, parks and recreation. The failure to do this would be, in our mind, a gross example of back-

sliding and vacillation which in the years ahead will reflect unfavorably upon the wisdom, integrity, and materialism of the present City Council.

ROBERT CLARKIN: Bob Clarkin, 74 Hope Street. First of all, I want everybody to know I am 100 percent in favor of the Boys' Club. Rick Worrell pleaded for three houses. I am pleading for a whole block of houses. If, as the chairman said, the Boys' Club only needs half the space that they said they originally needed, I think that the Colonial Laundry, as long as it is going to have to come down, would be a perfect site for the Boys' Club. The Boys' Club does not service just Fox Point. The Boys' Club services the East Side and being on Brook Street I think it would be in a much more central location than the one that is mentioned now.

MRS. JOHN GWYNNE: Mrs. John Gwynne, 125 Williams Street. In accordance with the aims of the East Side project, I would like to recommend an upgrading and zoning, specifically in the south Benefit Street section from George Street and lots along Benefit Street from R4 to R2, and from Williams Street to the lot line in back of Sheldon to Benefit and raise that from R3 and R4 to R2.

COUNCILMAN LOUGHRAN: Mr. Diaz has his hand up.

MR. DIAZ: Mr. Chairman, I wish to apologize to you and if I seemed aggressive, it is because I am

100 percent behind the redevelopment program for Fox Point, but we have to say our piece and if we don't say it, who is going to correct it? As he said over there, Louttit Laundry is a beautiful place for the Boys' Club. I agree with him. We have a playground on the edge of the river which has never been used. We have a bathhouse there that is run-down and no one ever uses it. It costs the taxpayers money. Believe me, we have a lot of improvements to make in Fox Point. All I want to do is improve Fox Point. I am not a politician or lawyer. I just speak my points and if I said anything wrong, I'm sorry, but I believe in what I said and I will stand behind it. Thank you.

ANN PARIS: Ann Paris, I live at 37 Arnold Street. Mr. Worrell spoke of one of the homes that the redevelopment was going to acquire and we live on that land. They want to take it for a tot lot and I have written a letter to Mr. Bernstein regarding this and he has the copy of it. We live there. My father is 73 and he is in poor physical health and having, among other things, suffered a serious heart attack. He has resided in this area for more than 44 years, 25 of these years in this home. All of his means have been put in his property. I hope on an individual basis something can be done on the above facts. The Redevelopment Agency would like to acquire the land, or they have already, I don't know. They want to acquire the land to make a tot lot on this area. We have lived there all these years and they have sort of a small playground and they have swings and

they have a merry-go-round. It is supposed to be for the small tots, but at night you have all these older boys coming in and they just wreck the place. Now, if you are going to have a tot lot on the ground as planned, you are going to take from us, is it going to be supervised so that our house is not going to be taken in vain? That's what I would like to know.

COUNCILMAN LOUGHRAN: All I can say is that in 1966 we experienced very great difficulty in maintaining City property of any kind because of vandalism after dark, but all during the day the recreation program is generally supervised, during the summer months anyway.

CARL ADLER: My name is Carl Adler, 173 Wickenden Street. I own the property at the southwest corner of Wickenden and Traverse Street, together with my brother and my mother. I would like to take up a few minutes of the Urban Renewal Committee's time to bring up the subject of the proposed new Parochial school. As you know, the Providence Redevelopment Agency has proposed condemning the following property so that a new Parochial school might be built: the land on the southwest corner of Traverse and Wickenden Streets, the entire block bounded by Wickenden Street, Brook Street, Pike Street and Traverse Street, and the block bounded by Pike Street, Brook Street, the George M. Cohan Boulevard and Traverse Street.

This land is being taken under the assumption that it will be used for a new school. However, to date,

there has been no word from the church authorities that a new school would be built. I would like to make this committee aware of the following pertinent facts:

The Holy Rosary Church which supposedly would build the new school do not have a full time Parochial school, but they do operate a two to three-hour weekly Sunday School. Therefore, parents who wanted a more complete religious education for their children have had to send them to the Cleary School, which is only three blocks away. In recent years the Cleary School has been underattended, so much so, that rooms have been closed and children from other parts of Providence have been bussed in. This is probably due to the fact that many of the original parishioners have moved away. A similar situation exists at the Holy Rosary Church, too, as many people of Portugese extraction have moved to East Providence, etc. About two years ago the Fox Point Neighborhood Association was formed, mainly to improve on the plans of the Providence Redevelopment Agency. The present chairman, Mr. Charles Simon, tried to talk with the Diocesan authorities concerning the new school but was never granted an interview. I, too, have been trying since April 15, 1966 with the same results. Evidently, the spirit of the Ecumenical Conference has not filtered down to the local level as yet, as it has been impossible for me to enter into any conversations with any Diocesan authorities on this subject.

On April 15th, 1966 I called the

Bishop's secretary, asked for an appointment and was told to write a letter to this effect. This I did, and when my letter went unanswered, I called again, on April 22d, and was told by the Reverend Daniel O'Grady that the Bishop was not granting any interviews, as he was very busy. However, I was told that I would be considered for an interview when the Bishop started giving them again. On May 10th, I received a letter from the building commission of the Diocese which promised that I would be hearing from them "within the next few weeks", after they had had a chance to acquaint themselves with the area. I am still waiting.

Our store has been at this same location since 1920. We have seen this area go down hill and in the past five years, we have witnessed a remarkable rejuvenation take place, as many homes have been restored and rebuilt. We have seen property values sink to almost zero and then rebound to ridiculous heights. The entire Fox Point area is a scene of constant hustle and bustle as both professional and amateur rebuild and restore. All of this has been done without the aid of Government money.

After 46 years spent here, we feel we are well acquainted with the area and the people, and we feel that there is no real need for another Parochial school here, particularly at the expense of the Providence taxpayers. We have discussed this matter with many members of the Holy Rosary Church,

with members of St. Joseph's Church, and even with the former head of the Holy Rosary Church, since deceased, and so far, we have found not a single person in favor of a new Parochial school. Since there is no need for the proposed school and since there has been no guarantee from Diocesan officials that a new school would be built, I would like the committee to consider the following plan. This plan would give more than enough land to the Holy Rosary Church to build a new school, a new rectory, and even a parking lot.

1. Continue the present zoning, residential and commercial, on the southerly side of Wickenden Street.
2. Allow any building presently on the southerly side of Wickenden Street to remain, providing its condition, both inside and out, meets the standards of the Providence Redevelopment Agency.
3. The area bounded by Brook Street, the George M. Cohan Boulevard, and Traverse Street, up to the rear line of the lots on Wickenden Street, should be made available for church expansion if they guarantee to build here.

If this plan were followed, ample room for any possible church expansion would be provided, while at the same time, thousands of tax dollars would be saved for the City. At this time when the City of Providence is in such financial straits, my plan makes more sense than the one proposed by the Providence Redevelopment Agency.

Concerning this Agency, I would urge

most strongly to all concerned, not to place too much trust in the information supplied by them. I have a copy of a letter sent by the Department of Housing and Urban Development, Washington, D. C., to Senator Claiborne Pell, in which the department states, "Mr. Adler's store is an incompatible use and is located in a block in which more than half of the buildings are sub-standard." I wrote to the department on June 8th and asked them to state which of the buildings in the block are sub-standard but they were unable to answer this question. Since there are only six buildings in this block, and five are owned by the Holy Rosary Church, according to the Providence Redevelopment Agency at least three or four of the church buildings are sub-standard. If the Redevelopment Agency's information is correct, I wonder how the church is going to put up a new school, a new rectory, or a new nuns' home if their present buildings are sub-standard. I respectfully request the committee to consider all of these facts before finalizing the plans of the Providence Redevelopment Agency.

CHARLES SIMON: My name is Charles Simon, 12 Traverse Street, and I am the man that he referred to in his letter. I am the President of the Fox Point Neighborhood Association and I was very fortunate in gaining an audience with Msgr. Carey, who is the chairman of the building commission for the Diocese of Providence. This was on a Monday of this week and I gained in a half hour more information from Msgr. Carey than I have been able to get from the Parish located on Traverse Street,

the Holy Rosary, or from the Redevelopment Agency, and Mr. Bernstein can testify to this. All he has given me is vague reports that he has received by mail from the Diocese.

As I understand this, this is a Holy Rosary Church incorporation project. This is not the Providence Diocese that is building this school. The Holy Rosary Church will be paying for this school, this rectory and their convent that they have in mind. I want to make this clear here because I have been searching for an answer for three years. I finally got it from Msgr. Carey. The reason why the Diocese is not responsible for this is because of the fact that Msgr. Rebello had aged tremendously and was not able to handle the affairs of the church; also, because the trustees of the church could not arrive at a just conclusion for the parishioners. Therefore, I want to state here that that property is slated for church expansion and that is a broad phrase that took me three years to find out what the meaning of "expansion" was.

I am located in that particular area. My house is one that is slated to go. I don't like it. I have been there thirty years, but if it must go for the benefit of the community, I don't mind moving out of its way, but I am here to prevent another Lippitt Hill happening, condemning property and doing nothing with it. I am a non-believer until I see plans and finances to put up this sort of a project for the Holy Rosary Church. I, therefore, recommend to this committee and the Council

that there be some sort of an amendment made that condemnation does not take place until plans are complete and ready to go into effect. In other words, I would like to live there until they are ready to put up something and not have me moved out and let something happen there that happened at Lippitt Hill where we had seven or eight or ten years of no taxes coming in in an area just barren. This is all I have on this subject now.

To get back to this garage that Brown intends to put up there, I am being displaced for the benefit of a school and church project. I would like to be relocated in an area that was tabled for residential use according to the redevelopment plans, the original plans. Now, on August 18th, we met with two members of this committee, or the Redevelopment Agency, Mr. Bernstein and Mr. Feldman, and at this meeting their opening statements got them in difficulty with us when they spoke of deleting the area that Brown has just acquired, the Bond Bakery, and from what we learn, and there was an article in the paper to testify to this, they intend to put an off-street parking garage there. Our difficulties with the Redevelopment Agency officials that particular evening centered around who deleted this. We wanted to know who eliminated us from the plan. No answers were given, but through the course of conversation we found out that any money that Brown spends to develop any areas in Fox Point will be credited to the City of Providence as their cost towards redevelopment. Am I right, Mr. Bernstein, in my statement?

MR. BERNSTEIN: That is true.

MR. SIMON: I, as an individual, suspect some hanky-panky goings on.

As for the association that I represent, I am 100 percent behind the statements that were read by Mr. Jeffers. I feel that that property should be returned to the redevelopment plans. I feel if Brown goes ahead and builds their four-story garage that they should be subject to the same rules that I am going to be subjected to when they take my property. I feel that the law of eminent domain should be used against them as well. They are an institution that has been a credit to this City. There is no question about that. Their employment has been a valuable asset to our community and also to the City of Providence. There is no question about that. They also have a vast piece of land up in the Dexter Asylum where all kinds of wills were broken in order to acquire this particular land. They have a parking lot there that can hold at least a ten or twelve-story high-rise garage that would be more useable for their athletic field where eventually, I imagine, their football stadium will be. They have their hockey stadium there at present which isn't sufficient. You can go to a hockey game there and you can't find a parking space. If you don't have a Brown sticker, you can't get in that lot. You have got to park out in the street. That is an inconvenience to the people that live in that particular area. I think that Brown should consider something more than just the four-story garage, but something in

the area of ten or twelve on their own property up in Dexter Asylum.

Getting back to myself as an individual, not speaking for the association, I would like to have a piece of land up there and build a house on it right at the corner of Williams and John where Bond Bread once was and that is what this land was intended for. I would gladly reinvest the money that the Redevelopment Agency would pay me and build a home there. I am a Fox Pointer. I will always be a Fox Pointer and I hate to leave the area. I think there is an awful injustice being done. I think the University is not taking in consideration the people that they are pushing into one corner. I think it is time that some sort of limits were set on their expansion program and let them go up instead of out and it is time that something was done about it by our Council and our City officials.

I know they are a wonderful organization, this Brown University. They do wonderful things for us. They have employment at a high rate. They are tax free and we have got to remember that, including some of their full-time professors. Not many people know this, but they are exempted from the first \$10,000 that they earn on personal property. I am a veteran. I wish I had that kind of an exemption and they gave me a thousand dollars.

I urgently and I seriously urge you people to take this into serious consideration. That garage is strictly out of place. I consulted Bishop Kelly at St. Joseph's and his sentiments are the same. I think he has a representative

here. I don't know if he is still here, but I think he was here for the same purpose. I think that something urgently should be done and give this area back for residential use and not for a high-rise garage.

COUNCILMAN LOUGHRAN: Please hold your applause down. We are moving along very rapidly.

GEORGE T. GIRAUD: George Giraud, 134 Lloyd Avenue, Providence, President of the Providence Boys' Club. The Providence Boys' Clubs is a private non-profit organization, supported entirely by voluntary contributions. The organization operates clubs in several neighborhoods in the City of Providence, including Fox Point.

Though the services of a Boys' Club are available to any boy, the organization has a traditional and special concern to reach boys from families of modest incomes. The purpose of the Boys' Club is to provide constructive and worthwhile programs and activities during the boys' free time in order to help them develop socially, physically and to be of good character.

The programs are planned to attract and involve boys with all kinds of interests. The activities range from vocational training shops accredited by the State Department of Education to general games, and rooms offering healthy fun. There are numerous athletic activities, swimming training at all levels; sponsorship of groups and clubs; such as,

Nature Club, Trip Club, Career Club, et cetera. There are specialized programs including health examinations, educational scholarship counseling, physical fitness testing and training, and vocational exploration. The full-time personnel are trained for individual counseling with boys and parents.

The Fox Point Boys' Club was established on South Main Street in Providence fifty-one years ago. It has been in continuous service since that time. The main financial support of the Boys' Clubs comes from the voluntary giving of the people of Providence to the United Fund, including people who are residents of the area served by the Fox Point Boys' Club unit. There are thousands of boys who have been members. Many, now adult residents in the Fox Point neighborhood, can testify to the favorable effect the Boys' Club had in their childhood days.

For several years the Board of Governors of the Providence Boys' Clubs realized that an Urban Renewal Program for the area was being developed and the present Boys' Club site on South Main Street would have to be abandoned. The Board made a preliminary examination to determine whether a continuing need existed which would mean that the Boys' Club should relocate and maintain its services to the children of Fox Point.

This survey indicated that such services should be continued. However, the Board of Governors

voted that an official study of the matter should be made by a recognized research organization. On March 18, 1964, they requested the Rhode Island Council of Community Services to embark upon such a study. This study, completed in June, 1965, indicated that according to National Boys' Clubs standards, there is a sufficient number of boys from modest income families to justify the existence of a Boys' Club in Fox Point.

The facts: one, that the East Side Renewal Project will require the discontinuance of Boys' Club services at the South Main Street site and, two, the continuing need for the specialized type of service of a Boys' Club require that a new site be selected.

The Board of Governors recognized the importance of establishing the new Boys' Club in the proper location to best serve the children of the neighborhood. At the same time it was the desire of the Board that as few people as possible be dislocated in this relocation.

The Board of Governors met with the Providence Redevelopment Agency and the City Administration several times to consider this question. The site agreed upon to meet the needs outlined above in the best possible manner is the easterly half of the block bounded by Trenton, Ives and Wickenden Streets. The Boys' Club requirement is approximately 40,000 square feet. The Boys' Club believes this to be an excellent location to serve the children of the Fox Point

neighborhood.

MISS MULLANEY: My name is Miss Mullaney. I would like to mention about Brown University and Bryant. The new President was on the radio the other night and he said that he expects Brown to grow to six or seven thousand. He feels it is adequate to handle that amount of students. Now, what is going to happen? They are going to build. Now, what is going to happen with the renewal plan? Where is Brown going to go? You are going to expend all of this money to do something, then Brown is going to turn around and Bryant College is going to turn around and the two of them are just going to start competing for a lot of the work that has been done here. I, personally, am in favor of the defining of the limits as to where these places can go and make stricter zoning regarding them. To the best of my knowledge, the only zoning that they have had to contest was the one that was done with the tennis courts. There was a big hassle about that. The best that people could get out of it was, as I understand it, some kind of settlement regarding the type of buildings. Everything that Brown asks for is accepted and I know for a fact from reading the paper that they say, "We are going to build a building," and they say that before they even get the zoning changed. Now, I think it has gone far enough. I think the time has come where everybody should get together, including Brown University.

SPEAKER FROM AUDIENCE: The young lady who just spoke and Charles Simon spoke about Brown University's

future acquisition of property. The valid point Mr. Simon raised pertaining to why the area, now Bond Bread, a residential area, why it has been deleted from the original plans in conjunction with the proposed playground which would be exactly on the intersection of John and Brook Street, exactly at this corner, and exactly at this corner from the tot playground will be the 1200 and 1600-car garage which Brown plans to erect. Indeed, the garage they plan to erect goes beyond the original designated commercial zone of Bond Bread. It goes into former residential property which Brown is tearing down. There ought to be an inclusion of the area which Brown intends to build. Brown has not yet filed for permission to build that garage. A petition objecting to this has been circulated in the neighborhood directly affected and that is the Williams, John and Arnold Street area and hundreds of names have already been obtained to that objecting petition. I do not doubt but hundreds of names could be produced, if needed. Parents at the Cleary School and other interested people are against it. They are against the further intrusion of Brown into this for the type of purpose they intend. I don't think that the objectors would be so strong about it if Brown put a medical building or a library or some type of compatible building with the general neighborhood. I am directly across from -- at 65 and 63 John Street. I am rebuilding and renovating and eventually restoring and this will be completely incompatible with my personal designs.

Directly across the street right in front of my view they plan to erect this enormous, foul-smelling, exhaust-ridden garage.

FREDERICK LAWRENCE: The position Mr. Simon was talking about, I live on that street and we had a great deal of noise and exhaust fumes from Bond Bread from the trucks. Well, by the grace of God, we eventually -- Bond Bread left. Now, we are faced with the possibility of 1,000 to 1,600 cars. By the grace of God, again, I will be fortunate enough, my wife and I, to adopt in December and I will be hanged if I am going to stand by and allow Brown to come in with a 1,000 car garage with my child who might be walking across that street and be killed. That's exactly how I feel. I go through agony before the zoning board with my clients because of the facts that they are restricted by the zoning ordinance and yet Brown can come in very quietly and very openly and say, "We are not amenable, we can get what we want." There is a word that has been going through my mind for a long time, call it "restraint". When I came here three years ago Brown did not, I don't believe, own that property. Now it does. Now, are they supposed to be without the master plan? Is the City Council supposed to ignore them, ignore us? Mr. Chairman, I feel that unless the deletion of the area is restored and Brown is made to do just exactly what I am, and I am not a taxpayer in the sense of owning real property, but my family is, and many people in this area, in this auditorium tonight, are, if Brown is not made to do as we do, then we might just as well go home because Brown

will eventually expand. Those children who go to Cleary School, of which I am an alumnus, and perhaps I have a little bit of feeling for them, they are going to be subjected to a lot of cars in the area and people who live in this area are going to be subjected to them, not just on John Street, but people who come into the area and who go up through Governor and down Benefit and South Main. I wish to go on the record as objecting. I would wish and desire that the Council would take into consideration the fact that this portion was deleted and yet, I think Mr. Simon brought it out, a long time ago it was set up as a residential area. I wish the Council would take into consideration the restoration of that area. Thank you.

ROBERT SCHACHT: My name is Robert Schacht. I live at 50 Sheldon Street. I think in connection with this Bond Bread property, I support fully the statements made by Mr. Simon and by Mr. Jeffers. We should also consider the very great probability that Brown is going to acquire the Colonial Laundry property kitty-cornered across from the Bond Bread property. As a matter of fact, I heard a rumor from a source which I consider to be quite reliable today that Brown already has an option on that property. Now, at one time earlier this evening I believe Mr. Bernstein mentioned that under certain circumstances the Redevelopment Agency can acquire property by condemnation or otherwise before the project actually goes into effect. I think and I urge upon the Redevelopment Agency and the City Council that they take steps to acquire the Colonial Laundry property immediately, if not sooner, so that they get it before Brown

has its plans underway. In addition, I want to support Mr. Simon in his statement in relation to the proposed parochial school at the Holy Rosary Church. I have nothing against a parochial church. I do object to the condemning of that property before the church is actually ready to proceed with construction and I think the plan should be amended so that no condemnation of those properties will take place until the church is actually ready to demonstrate that they have the money in hand and that they have the plans to build and that they are going to build a school there. I would also like to speak briefly about the proposal for a Boys' Club on the easterly side of the block bounded by Ives, Trenton, Wickenden and Governor Streets. I am strongly for this Boys' Club. I served on a committee of the Council of Community Services, which is an organization which is part of the United Fund, and the job of this committee was to study the Boys' Club situation in Fox Point and determine whether or not it was advisable for the Boys' Club to try and raise money to build a new Boys' Club in the Fox Point area and to consider the various sites available and as to which one would work out best. I learned during the course of this that the majority of the boys who use this club live in the Ives Street, Governor Street area. Now, this is a statistic. Now, in the old days they used to live down in the South Main Street area, in 1940. The Boys' Club had almost 1,500 members from the South Main Street and South Water Street area. I do not think there are more than thirteen families living down in that same area today. The people who will be using the Boys' Club live up here and obviously the Boys' Club has got to go somewhere near the area

where it will be used and I feel it is very important to Fox Point that we have a Boys' Club there for a good number of reasons. We need it for boys for normal activities to find things for them to do, and if you do not try to organize activity, you will find an increase in vandalism, and a Boys' Club provides an outlet for them, a constructive outlet, and it builds good citizens and makes good citizens out of them. I think we have here tonight a number of people whose upbringing and training in the community today was due in a large part to the South Main Street Boys' Club, which has been here over the years. Now, we also have found out, and I think the Redevelopment Agency has mentioned this, that almost all of the buildings in this particular area which are set aside now for the Boys' Club are going to have to come down and they are all in sub-standard condition. They also found, I am told, in surveying the owners of these properties, that most of the owners were not willing to fix them up anyhow. However, we have one particular problem down there. As some of you may know, George M. Cohan was born in a little white house down here, about two up from the corner of Ives Street and Wickenden Street. There is a bronze plaque on the side of the house where he was born. Now, if you look at this house carefully, there is nothing architecturally distinguishing about it. It is just an ordinary house which needs a lot of repairs, but George M. Cohan was born there. Now, I personally feel that it would be impracticable and serve no useful purpose to preserve the particular house, but I would like to suggest to the Boys' Club organization that they name the Boys' Club the George M.

Cohan Boys' Club and that they have a bronze plaque on the premises, perhaps the one which is on the house right now, to indicate that George M. Cohan was born there. I think George M. Cohan deserves this kind of memorial treatment and that a Boys' Club in his honor, in honor of George M. Cohan, really would be a much more meaningful memorial than trying to preserve his house.

COUNCILMAN LOUGHRAN: At this time there are many speakers who want to be heard on the George M. Cohan house. At this time I am going to call on Miss Tucker, of Governor Street, to speak in regards to a committee to restoring and maintaining the house.

KATHERINE P. TUCKER: Mr. Chairman, there are several representatives here this evening from veterans organizations who would like to say a few words.

A special gift has come to Providence. The gift signifies the indivisible union of past, present and future. The gift is "something old" -- in tradition, "something new" -- in fact, "something borrowed" -- in a sense, "something blue" -- and red and white. The gift is a special flag, a unique tribute to the great composer of patriotic songs, George M. Cohan. The "Yankee Doodle Boy born on the fourth of July" wrote of the flag inspiringly and reverently because to George M. the flag was always "the emblem of the land I love". This year on the eve of the anniversary of his Congressional Medal award presented on May 1, 1940, by President Franklin D. Roosevelt on behalf of a grateful nation to a great American, over the Capitol in Washington, D.C. a special flag flew in

tribute and in the United States Senate Senator John O. Pastore began a special tribute: "Mr. President, over this Capitol today floats a flag of 50 stars and a million memories. There would be as many memories as there are voices that ever sang 'Over There' and 'You're a Grand Old Flag'. For that special flag is flown in tribute to the American who wrote and sang those songs -- George M. Cohan." Mr. Cohan was born just across Wickenden Street at 536. He was baptized in St. Joseph's Church on Hope Street. He played here in the Fox Point neighborhood, attended East Street and Thayer Street Schools. He told his great friend, Edward M. Fay, that as a little boy Governor Street looked "like the biggest street in the world". George M. Cohan, composer, playwright, actor, author, producer, was a great national figure. He was known as the "Man Who Owned Broadway". He composed more than 500 songs and musical numbers; wrote and produced twenty-one plays in twenty years; produced or was actively or financially interested in 128 attractions. His life was the theater and the theater was enriched by his life. Mr. Cohan was awarded the Congressional Medal for "Over There", "You're a Grand Old Flag" and his inspiration to the American spirit.

"Over There" reached the million-and-a-half mark in total sales. George M. Cohan "turned over all the proceeds of the song to war chests". (Congressional Record, May 5, 1966, page 9402. George M. Cohan Tribute by Senator John O. Pastore).

Mr. Chairman, there are representatives of veterans organizations here at this hearing. We are grateful for

their attendance. Their interest and support for the preservation of the Cohan House is most appropriate and deeply appreciated. George M. Cohan's father, Jerry Cohan, served in 1861 with the 27th. Massachusetts Volunteers. The Cohan House has a special historical significance. Yet every house has its own history, has known joy and sorrow, laughter and tears and has the special meaning of "home" to the families living there. Mr. Chairman, in efforts to preserve the Cohan house, we have met people living in other houses in this area who wish very much to keep their homes. We wish this plea to also include all who wish to stay. In 1965 a proposal to have Cohan music played in official 4th of July celebrations was approved by Mayor Joseph A. Doorley, Jr. and Councilman Jacob J. Alprin, Chairman of the 4th of July Committee. On April 19, 1966, as her sister state, Massachusetts, celebrated Patriots Day and honored heroes of 1775, Rhode Island proudly honored her own "Yankee Doodle Boy". The Rhode Island General Assembly passed a Cohan Resolution (H 1796). The measure was introduced by Representatives Alfred Travers, Jr. and Eugene Cochran. On May 5, 1966, Mayor Joseph A. Doorley and the Providence City Council officially acknowledged the 30th anniversary of the Congressional Medal award and a Resolution (No. 263) was passed commemorating the event. On July 7, 1966, the Providence City Council also passed a Resolution (No. 350) stating that "from this date and forevermore, the music of George M. Cohan shall always be played in an appropriate public place on the 4th of July in the City to commemorate and honor the memory of George M. Cohan". (Resolution No. 350

introduced by Councilmen Worrell, Souza and Mascia) It seems inconceivable that the same City Council, while honoring George M. Cohan and revering his memory, could ever contemplate razing his birthplace.

Mr. Chairman, I have too much faith and confidence in our City Council to even entertain such a thought. We earnestly appeal to you, Mr. Chairman, and request the City Council to guarantee a secure future to the Cohan House, the best possible birthday present as it now celebrates its 100th Anniversary. The flag flown in Washington, D.C. this spring as a national tribute will fly over the Cohan birthplace here, a reminder that the Nation honors George M. Cohan, the composer of patriotic songs that will live forever.

COUNCILMAN LOUGHRAN: I have received a phone call in support of the maintenance of the home for posterity from Chief Justice Robert A. Quinn of the United States Military Court of Appeals. He called me this afternoon in regard to this issue. Is there anybody else who would like to speak in regard to the subject matter at hand?

DANIEL T. MARTIN: Born in Fox Point, having been born and raised there and having lived there for 25 years, as was mentioned prior to my taking this lectern, I am a member of a veterans organization. I wish to correct that and say that I am a member of a "Veterans organizations," namely, the American Legion, in which I have held the department and post officerships; the

Disabled American Veterans, of which I am presently department employment chairman, and the Veterans of Foreign Wars and also the American Veterans. I am presently the Veterans employment representative for the United States Department of Labor for the State of Rhode Island and so, naturally, I am veteran minded and because I am veteran minded I am also patriotically minded, historically minded, and George M. Cohan minded. I am also Fox Point minded and particularly in the section bounded by Wickenden Street and that particular number 536, because I was born and raised one street over.

Each and every one of you here knows what George M. Cohan has meant, not only to Fox Point, not only to the State of Rhode Island, but to the United States of America. As was mentioned previously, a flag about which he wrote "The Grand Old Flag", was flown in his honor over the Capitol and today there is a proposal by the Urban Renewal and Redevelopment Committee to, if not tear down, to remove the place, the house in which he was born, a house over which plans have been made to fly that very flag which was flown in his honor in Washington, D.C. I cannot conceive of such a move and I personally, as a citizen and as a former resident of Fox Point, would like to go on record as vigorously opposing any such drastic action or move that would rid the greatness of such a prominent figure, a man whose record "Over There" was heard and played by millions and enjoyed, a man who brought countless cheers to countless numbers of people during the war years. Why and how can we in Fox Point, the

place of his birth, ever conceive or anybody in this State of Rhode Island so conceive of the moving or, for that matter, or razing the house in which this great warrior was born. I trust, Mr. Chairman, that you and your committee and that the powers to be and the federal bodies concerned will see the desirability of opposing such a move. I thank you.

ROLAND BEATTIE: I live at 111 Tarrington Drive, Warwick, Rhode Island. Mr. Chairman, members of the committee: I am here tonight in a patriotic vein. I am department commander for the Disabled American Veterans of Rhode Island. I am a national vice commander of the Military Order of Purple Hearts of the United States of America. I come here as a fellow citizen tonight and I want to say that I was very much an interested spectator from the start and as I listened to the controversy back and forth I thought, "Thank God that this is the way we do it in America". This is the Country that I made a personal sacrifice for so that we came tonight and assembled here and millions of boys helped me and I just want to say a few words about a man, George M. Cohan.

George M. Cohan, who realized you can't win wars always by bullets, morale is a great factor. The men in this war, undeclared war as they call it, they do not have the music that we heard in World War I and World War II. We tonight talk about Boys' Clubs for Fox Point and I want to tell you that the citizens of Fox Point and Rhode Island are missing a great bet, that one of my wonderful childhood recollections was my mother taking me to Concord

and Lexington and Bunker Hill, and Rhode Island does not have many places like this.

I have had the honor in the last year of laying the wreath on the Unknown Soldier's Tomb and John F. Kennedy grave and I will tell you that if you take your children to these places you don't have to worry about patriotism. That will be right in them. It may not show up when they are young, but it is imbedded there. That's what happened to me. They did not have to tell me what the flag meant. My mother and father made sure that I was brought to these places and you people who only think about going to a picnic or a beach on a Sunday or when you go away you go to the seashore and forget about everything, once a year take your children to one of these places, take them to Valley Forge. There are places right around here. We in Rhode Island should develop these patriotic shrines like George M. Cohan and build this house. My idea is to build this house. You know how the church bells chime on a Sunday, put some bells up there and let them play every so often "Over There" and "It's a Grand Old Flag", and you will have people come there to see it.

I am not going to say anymore. I hope this committee and you citizens will give this serious thought and don't tear down that house. It is his birthplace. It should be preserved. We need all the patriotic shrines we can get. I want to thank you for the privilege of letting me speak. Thank you very much.

COUNCILMAN LOUGHRAN: Is there anybody else wishing to say anything further in regard to the Fox Point area?

MR. SIMON: I would like to make a statement in behalf of the Fox Point Neighborhood Association concerning the Boys' Club. I know it is an inconvenience to be put out of your home for a Boys' Club. I sympathize with the people of that block, but from the beginning we have endorsed this plan for a Boys' Club in that particular block. If it doesn't go in that block, we want a Boys' Club somewhere in Fox Point because the Boys' Club people are not going to be tolerating being pushed around and they can take the Boys' Club and put it where they please and we are going to be the losers. We need one in this area very badly. This recreation center up here is not sufficient. I am sorry to say that because it is a part-time deal. We need something more permanent. We need more dedicated people. We need people who know their business working with kids and this is what we are lacking in this particular area right now. So these people that are feeling that they are being hurt by being displaced, I wish they would give it more consideration for the future of Fox Point, for the kids in this particular area. We have a lot of them that need to be supervised. We go 100% for the Boys' Club in this particular area. We endorsed this particular site earlier and we endorse it once again. Above all, we urge you not to allow the Boys' Club to leave Fox Point. As the City Council, I think you owe us something in that respect. Please keep them here. We need them. I know, I was brought up in a Boys' Club, and they brought me up,

brother, when it was hard times and I am pretty proud of the fact and I am pretty honest today because of the Boys' Club. There's no police record down town on me and I can thank the Boys' Club for that. We need one here now more than ever before, especially up in this area. This is where our population is.

One more thing concerning that garage on Brook Street. You are displacing two blocks, one for a church function and one for a Boys' Club, and if Brown is allowed to build that garage and allowed to take Colonial Laundry you will not be able to relocate the people that you are displacing within the area, those that want to remain in the area. I wish that you would take that in consideration also.

SPEAKER FROM THE AUDIENCE: In considering the Boys' Club, I have three sons belonging to the Boys' Club and I also have five daughters. Now, if my house is not going to be knocked down, will my five daughters be able to have the privileges of the Boys' Club.

COUNCILMAN LOUGHRAN: That would be a policy of the Boys' Club. I am not familiar with that.

MR. SIMON: Might I supply a tentative answer to that? I think the Boys' Club can take care of the boys. Let the City of Providence utilize this "rec" center for girls and get good qualified programs going on in there for the girls only.

SPEAKER FROM THE AUDIENCE: My main purpose of attending this meeting tonight was to voice an appeal for the George M. Cohan House. I was not aware of the organized and very

patriotic testimony we have heard here this evening. I was going to go on record as saying this evening my main objection was to the proposed demolition of the George M. Cohan birthplace and I would go on record as against the entire project if the sentiments of the committee were such that this would come to pass. I am not from Rhode Island. I am from a state out west that does not have any history as old as George M. Cohan in Rhode Island. We think of pre-Civil War as historic. We have no heroes out there, but I heard of George M. Cohan. He was a great playwright and song writer and author. If it is such that the Boys' Club would have to go on that site, if they definitely need that site, I think the City should guarantee or the commission should guarantee a selected and commanding spot overlooking the George M. Cohan Boulevard and have the house moved and restored overlooking the Boulevard near the Washington Bridge. If that cannot be accomplished, I say to let it stay where it is. If that is not possible, they should try to preserve the house in tact and move it and restore it and perhaps fill it with his original manuscripts and make a living museum for Providence to be proud of.

MISS MULLANEY: Mr. Chairman, maybe this is not the place but could you or someone clarify River Drive? It seems to be within the boundary of the Redevelopment project.

COUNCILMAN LOUGHRAN: The last I heard was last Monday and we don't know where the boundaries are.

MISS MULLANEY: Well, they talk about the River Drive going along Gano Street and connecting up, and then

they say no and then they say that it is a good idea. What is the current status of this? If this isn't clarified before you do redevelop, won't this infringe on the redevelopment that is touching on this area? I mean, here is a city and state and they can't get together.

COUNCILMAN LOUGHRAN: The State has not made its mind up.

MISS MULLANEY: I realize that, but it seems to me that if the two are adjoining each other, the thing should be worked out.

COUNCILMAN LOUGHRAN: We cannot draw on a map the definite boundary at this time. The line problem came up in our discussion among ourselves and their answer was that they had not been able to obtain a definite line for the drive as yet. They know the area is in there and they are even working on the drainage system as you know.

MISS TUCKER: Mr. Chairman, I would just like to say in reply to the gentleman that last spoke on the George M. Cohan House that it is a private house now. The owner, I think she has just left, but Mrs. John Gonsalves, was here all evening and she lives in the house and the house is very dear to them. They play Cohan music often. It has a great deal of sentimental value and they want to keep it as a private home on the original site where it means so much to them. Thank you.

SPEAKER FROM THE AUDIENCE: I would like to propose to the City Council that for every family that has been displaced or is going to be displaced in the Fox Point area that they make provisions for some kind of housing that our President proposes, low-cost housing. Now, this 400-unit hotel they are going to build on South Main Street, I know the average person in here will not be able to afford to rent a tenement in there, or whatever they call the apartment or penthouse, because whatever they are going to put in there will be expensive. I propose that the City Council for every family that is displaced in this area that they make provisions of some kind for some kind of a housing project of some kind. It is up to them to figure it out. It is not my business. They should not let one family move out of this area because they are all taxpayers to the City of Providence and the City of Providence needs taxpayers. They should put money in this area and get the taxes out of it, and not give free water to East Providence. They probably pay less for their water bill than we are going to pay. I know damn well that my proposal here tonight will turn on deaf ears. I always have a saying. I work for the Navy Department at Quonset Point. I work when I do. We have a saying in the Navy when they have an officer coming and he will ask, "Well, how are you doing?". I always say, "We are proceeding according to plan." That's nice, but they are always cautious not to ask, "What plan?", because I always say, "Nobody knows what the hell the plan is." That goes for the City Council and the Redevelopment Agency and the way I have been looking at it and

reading about it in the last few weeks and months and years that I have been in the City of Providence, everybody has something to say but there's no set plan. They go down the street and when it is a block off, they shoot it over to another angle. Nobody has a definite plan. They are proceeding according to plans, but where the money is, that's where they go, and that's the way it is. It is a crooked street now. This new school that was built was going up nineteen blocks up that area and we had the old Tockwotton Park here with tumble down benches. That has been changed. They didn't want this million-dollar school to leave so they changed that. Now, they changed the plan of the blighted area. Take Joe Cohen's junk yard. It isn't deep enough for him to have boats in there who haul out the junk so why don't Joe Cohen take his money, he has got plenty of it, and build a good dock someplace else and remove all of that junk out of there and the City develop that more prosperly. Good night.

COUNCILMAN LOUGHRAN: Anybody further on the subject of the Fox Point area.

JAMES BARNHILL, 81 Transit Street: I am a newly arrived citizen in this area. I want to thank the Council for your patience and your wisdom. You have the patience of Job and wisdom of Solomon to take care of all this tonight. I am grateful to you.

COUNCILMAN LOUGHRAN: Thank you. I am glad someone is with me. I have two communications and one is from

the Urban League of Rhode Island and it is dated August 31, 1966, and comes to the Chairman of the Committee on Urban Redevelopment, Renewal and Planning. " It has been my honor and pleasure to serve as a member of the East Side Project Citizens' Committee and to have a part in helping to develop plans for the East Side Renewal Project. In fact, my first contact with planning for the East Side area began in 1957 with membership on the College Hill Coordinating Committee. I feel certain that the present plans for East Side renewal were born as a result of our early efforts and the well known College Hill study.

There has been ample opportunity for the public to become acquainted with the Renewal Project and to suggest changes in it. No renewal plan can be so perfect that it cannot be criticized. I know that the public hearing will offer full opportunity for expressions and that objections to various parts of the plan will receive a fair hearing.

I have given a great deal of time to consideration of the plan and wish to be recorded as one who gives support to it. It is a challenging project which will bring rich benefits to the city when it is completed. Sincerely, James N. Williams, Executive Director. "

COUNCILMAN LOUGHRAN: I also have another communication from Impact R.I. Inc., dated August 31, 1966.

" Please note our strong endorsement of the East Side Renewal Project. The improvement of Providence and of Rhode Island by urban renewal is one of our prime objectives. The

early completion of this Project is absolutely essential to the exceedingly well-planned renewal of the City of Providence. Sincerely,
Frank G. Shea, Counsel and Secretary."

COUNCILMAN LOUGHRAN: We also have a document from the Historic District Commission, which they would like to have on the record. It is addressed to Mr. Stanley Bernstein and I will read it. "Dear Mr. Bernstein: After the publication of The Proposed Redevelopment Plan of the East Side Renewal Project, the Historic District Commission requested, after vote of the membership, that the words "with the concurrence of the Historic District Commission" be added to the following sections of the Report: On page 23 Section IV 2, after the word "Agency", page 23 2 C, after the word "Agency", page 24 2 D, after the word "Agency", and on page 24, Line 1, after the word "Agency".

This request was made on the advice of Mr. Gerald Clifford, legal counsel on the staff of the Zoning Study, and of Mr. Lee A. Worrell, an attorney, and member of the Historic District Commission. Both gave their opinion that the specific mention of the Historic District Commission in the Report was advisable for the sake of clarification of responsibility.

Since the recommended change has not been included in the amended plan to be presented for Public Hearing on August 31, 1966, as Chairman of the Historic District Commission, I am requesting that the Report be amended as described above, in order that the authority of the Providence Historic District Commission

will be properly recognized. On close study of the Report, the Commission members found no formal recognition of the existence of the Historic District Commission per se in the text, or any delineation of the Historic District in the maps of The Proposed Redevelopment Plan for the East Side Renewal Project.

In the interest of placing the complete facts before the Urban Renewal Administration, the responsibilities of the Providence Historic District Commission and the bounds of the Historic District on one of the maps should be incorporated as an essential part of the East Side Renewal Project Report.

In view of the fact that the Historic District Commission may be obliged to participate in a number of decisions in the course of the execution of the project, recognition in the Report of the legal obligation of the Commission is a necessity. The Historic District Commission wishes to submit this statement to be included in the public records of the Hearing on August 31, 1966. Yours very truly, Antoinette F. Downing, Mrs. George E. Downing, Chairman. "

COUNCILMAN LOUGHRAN: This concludes the hearing on the East Side Renewal Project. Sitting with me tonight we have with us Councilman Bob Lynch of the 5th Ward, a member of the committee, and Councilman Jerry Lorenzo of the 13th Ward, a member of the committee. This is the end of the East Side Renewal Project hearing. For a clarification of any legal aspects that might have arisen, Mr. Lorenzo was not present during the

initial hearing on the amended plan, if you remember, back a long time ago, and for a legal action the attorney for the Agency requests that we read the call of the amended plan and that the Director of the Agency read his report and that will conclude the festivities for the evening.

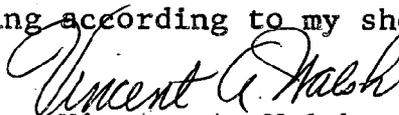
(Whereupon the City Clerk again read Notice of Public Hearing relative to designation of certain areas as redevelopment areas)

MR. SMITH: Mr. Chairman, Members of the Committee: The aforementioned areas are listed as part of the East Side Renewal Project and will be of a benefit to the community in general and the agency has concluded in its study that these areas should be designated by the City Council as redevelopment areas within which the agency is empowered to work under the state law.

COUNCILMAN LOUGHRAN: Are there any objections to the amended plan? Hearing none, this hearing is adjourned.

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I hereby certify that the foregoing 127 pages contain a true and accurate record of public hearing according to my shorthand notes.


Vincent A. Walsh
Shorthand Reporter

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PROVIDENCE, R. I.

